

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

January 20, 2022

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2021-870 **Application for: Gate Lane PUD**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond 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 August 30, 2021
The original written description dated November 1, 2021
The original site plan dated October 29, 2021

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. Sidewalks shall meet the requirements of City of Jacksonville Code of Ordinances Chapter 654.133 (e) and (f).
2. The proposed roadway cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.

Planning Department conditions:

1. Sidewalks shall meet the requirements of City of Jacksonville Code of Ordinances Chapter 654.133 (e) and (f).
2. The proposed roadway cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.

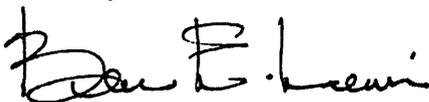
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were two speakers in opposition and their concerns were with drainage. Their property has flooded after construction began on the adjacent Bradley Pond subdivision. The Commissioners had sympathy for the land owners and recommended that Development Services send staff to look at the drainage for the subdivision. One Commissioner had concerns the development was too close to the wetlands.

Planning Commission Vote:	5-1
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Nay
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
Jason Porter	Absent

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 2021-0870 TO
PLANNED UNIT DEVELOPMENT

JANUARY 20, 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 **2021-0870** to Planned Unit Development.

Location: 0 Gate Lane, between Gate Lane and Clapboard Crossing Way

Real Estate Numbers: 159828 0000

Current Zoning District: Residential Rural- Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Rural Residential (RR)

Planning District: 6 – North

Applicant/Agent: Curtis Hart
Hart Resources, LLC
8051 Tara Lane
Jacksonville, Florida 32216

Owner: C. Donald Maclean, Jr.
Power of Attorney for Maclean Is James P. Maclean
3636 Julington Creek Road
Jacksonville, FL 32223

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2021-0870** seeks to rezone approximately 29.39± acres of land from Rural Residential-acre (RR-Acre) to a Planned Unit Development (PUD). The rezoning to a PUD is being sought to allow for a maximum of 25 single-family dwelling units. The proposed lots will be 60 feet by 110 feet, with a square footage of 6,600 sq. ft.

Located within the Rural Residential (RR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan, the proposed density of the project will not exceed the land use category's two units per acre. Connection to city water and sewer is required, otherwise the maximum density permitted is 1 unit per acre.

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. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds the subject property to be located in the Rural Residential (RR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

According to the Future Land Use Element (FLUE), RR in the Rural Area is intended to provide for rural estate residential opportunities. Single family dwellings are a principal use in the RR land use category. The maximum allowable density for the RR land use category is two (2) units/acre when full urban services are available. Twenty-five single-family buildings lots is consistent within the RR land use category.

Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

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

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

Future Land Use Element (FLUE):

Policy 1.2.9

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

The subject property is located in the Rural Development Area and the proposed development shall connect to City water and sewer.

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 projected growth within the general vicinity by providing for a greater variety of housing options for local citizens.

Policy 3.1.6

The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

The proposed rezoning to a PUD would allow for residential infill on traditionally vacant and underutilized parcels in the area. The PUD will also allow for a greater variety of residential lots—which directly will address the housing needs of City residents.

Recreation and Open Space Element (ROSE):

Policy 2.2.2

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

The proposed rezoning shall adhere to the policy mentioned herein once development of the site commences.

(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 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 currently within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Rural Residential (RR). Nonetheless, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously 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.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcels for a single-family dwelling 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 with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Recreation standards shall be in accordance with Section 656.420(c) of the Zoning Code.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced via Clapboard Bluff Trail

(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 located south of Cedar Point Road, where single-family dwellings are the predominate use. As such, the subject site will preserve the residential character of the area by offering a greater assortment of lot sizes and housing product. Nonetheless, the adjacent uses, zoning and land use categories are as follows:

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Property Use</u>
North	LDR/RR	PUD 2019-0368	Single-Family Dwellings
South	PBF	PBF-1	Utilities, Vacant
East	RR	PUD 2019-0368	Single-Family Dwellings
West	PBF	PBF-1	Vacant Governmental

(6) Intensity of Development

The proposed development is consistent with the RR functional land use category.

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer.

School Capacity:

Based on the Development Standards for impact assessment, the 29.39± acre proposed PUD rezoning has a development potential of 25 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 2021-0870 Bradley Pond Estates
Development Potential: 25 Residential Dwellings

School Type	CSA ¹	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/Development ³	5-Year Utilization (%)	Available Seats - CSA ²	Available Seats - Adjacent CSA 1&2
Elementary	7	2,979	83%	3	70%	689	10,485
Middle	1	7,527	88%	1	86%	801	756
High	7	2,194	99%	1	73%	757	2,119
Total New Students				5			

NOTES:

- 1 Proposed Development's Concurrency Service Area (CSA)
- 2 Available CSA seats include current reservations
- 3 Student Distribution Rate
ES-.125
MS-.051
HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

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 ¹	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded) ⁴	SCHOOL CAPACITY ² (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
New Berlin ES #150	7	3	1296	1208	93%	84%
Oceanway MS #62	1	1	1009	1038	103%	81%
First Coast HS #265	7	1	2212	2194	99%	101%
		5				

NOTES:

1 Attendance school may not be in proposed development’s Concurrency Service Area (CSA)

2 Does not include ESE & room exclusions

3 Included Above (IA)

4 Student Distribution Rate

ES-.125

MS-.051

HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed development will have direct access via Clapboard Bluff Trail. Furthermore, the following comments were issued from the Traffic Engineer. Staff supports the Engineer’s findings and forwards to you the following:

- Sidewalks shall meet the requirements of City of Jacksonville Code of Ordinances Chapter 654.133 (e) and (f).
- The proposed roadway cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.

(7) Usable open spaces plazas, recreation areas.

The project will be developed in accordance with Section 656.420 of the Zoning Code and Policy 2.2.4 as applicable of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

(8) Impact on wetlands

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

(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.

A minimum of two parking spaces will be provided per lot.

(11) Sidewalks, trails, and bikeways

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **January 12, 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 **2021-0870** be **APPROVED with the following exhibits:**

- The original legal description dated August 30, 2021
- The original written description dated November 1, 2021
- The original site plan dated October 29, 2021

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-0870** be **APPROVED with the following conditions:**

1. Sidewalks shall meet the requirements of City of Jacksonville Code of Ordinances Chapter 654.133 (e) and (f).
2. The proposed roadway cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.



Source: Planning & Development Department, 1/13/2022

Aerial view of the subject property facing North.



Source: Planning & Development Department, 1/13/2022

View of the subject property from Clapboard Bluff Trail.



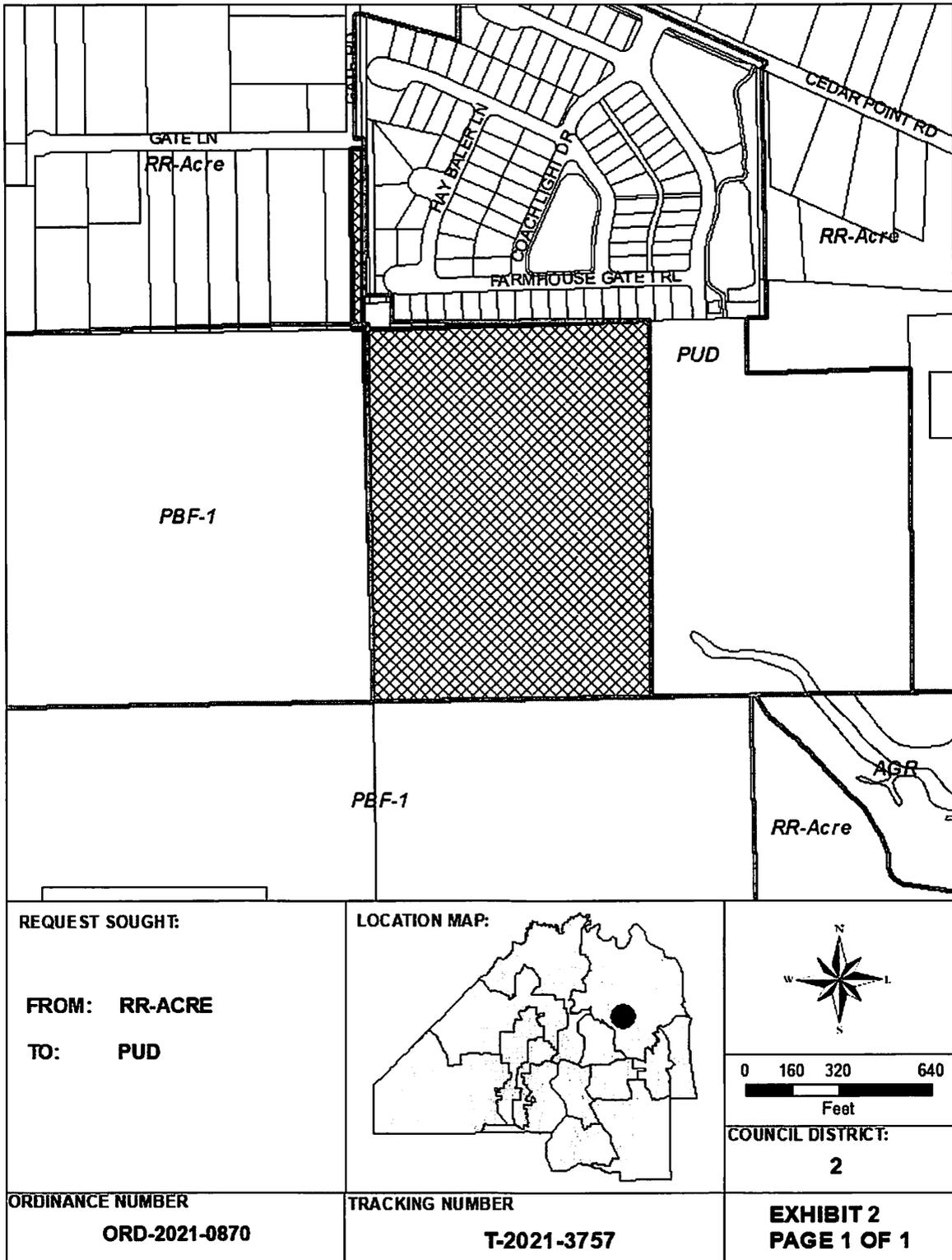
Source: Planning & Development Department, 1/13/2022

View of the neighboring lot, east of the subject property.



Source: Planning & Development Department, 1/13/2022

View of the Clapboard Bluff Trail and Bradley Pond neighborhood.



Application For Rezoning To Planned Unit Development

Planning and Development Department Info

Ordinance # 2021-0870 **Staff Sign-Off/Date** KPC / 11/08/2021
Filing Date 11/29/2021 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 01/25/2022 **Planning Commission** 01/20/2022
Land Use & Zoning 02/01/2022 **2nd City Council** N/A
Neighborhood Association M & M DAIRY INC; THE EDEN GROUP INC.; NPS TIMUCUAN ECOLOGICAL AND HISTORIC PRESERVATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3757 **Application Status** PENDING
Date Started 08/30/2021 **Date Submitted** 08/30/2021

General Information On Applicant

Last Name HART **First Name** CURTIS **Middle Name** L
Company Name HART RESOURCES LLC
Mailing Address 8051 TARA LANE
City JACKSONVILLE **State** FL **Zip Code** 32216
Phone 9049935008 **Fax** **Email** CURTISHART@HARTRESOURCES.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name MACLEAN JR. **First Name** C. DONALD **Middle Name**
Company/Trust Name POWER OF ATTORNEY FOR MACLEAN IS JAMES P. MACLEAN
Mailing Address 3636 JULINGTON CREEK ROAD
City JACKSONVILLE **State** FL **Zip Code** 32223
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 159828 0000	2	6	RR-ACRE	PUD

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

Existing Land Use Category

RR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 29.39

Justification For Rezoning Application

PROPERTY CURRENTLY ABUTS AN EXISTING NEIGHBORHOOD (PUD) WITH 50, 60 AND 70 LOTS. THE REQUESTED ZONING CHANGE WOULD BE AN ADDITION TO THE EXISTING NEIGHBORHOOD AND WOULD BE COMPATIBLE WITH THE SURROUNDING ZONINGS. THIS ZONING WOULD NOT ADVERSELY AFFECT THE SURROUNDING PROPERTIES.

Location Of Property

General Location

SOUTH OF CEDAR POINT ROAD

House #	Street Name, Type and Direction	Zip Code
0	GATE LN	32226

Between Streets

GATE LANE and CLAPBOARD CROSSING WAY

Required Attachments For Formal, Complete application

The following items must be attached to each 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 for inclusion of information required.

Exhibit 1 A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

Exhibit A Property Ownership Affidavit - Notarized Letter(s).

Exhibit B Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

One copy of the Deeds to indicate proof of property ownership.

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 by my signature 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: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
29.39 Acres @ \$10.00 /acre: \$300.00
- 3) Plus Notification Costs Per Addressee
17 Notifications @ \$7.00 /each: \$119.00
- 4) Total Rezoning Application Cost: \$2,419.00

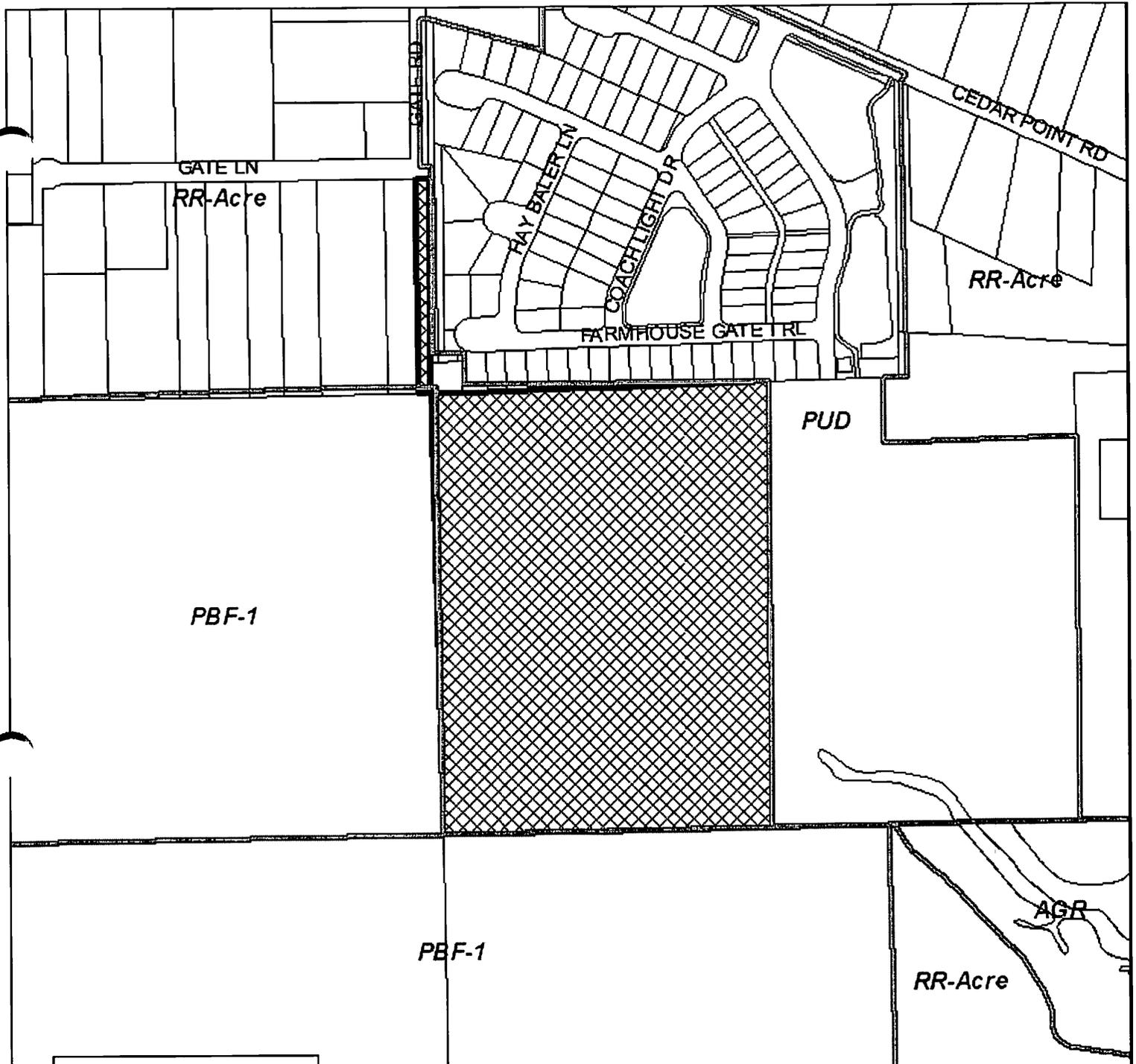
NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

The West 1/3 of the South 1/2 of the Southwest 1/4 of Section 31, Township 1 North, Range 28 East, Duval County, Florida.

and

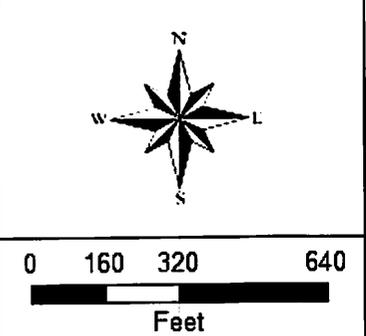
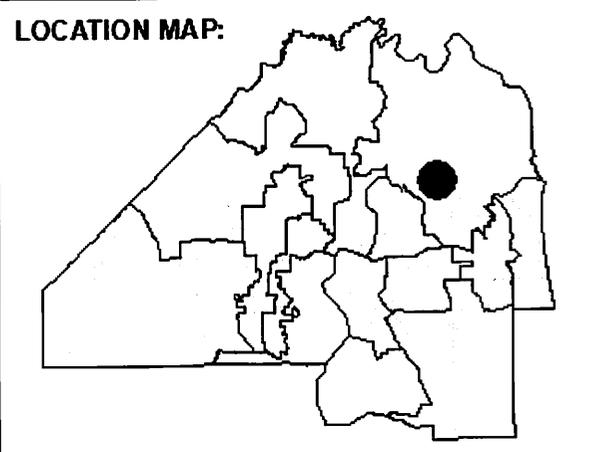
Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 1 North, Range 27 East, Duval County, Florida, for the Point of Beginning; thence run West on the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 36 for 30 feet to a point; thence turn and run North parallel to the East line of said Section 36 for 630 feet to a point; thence turn and run East parallel to the South line of the Northeast 1/4 of the Southeast 1/4 for 30 feet to a point in the East line of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence turn and run South on last said line for 630 feet to the Point of Beginning.



REQUEST SOUGHT:

FROM: RR-ACRE

TO: PUD



COUNCIL DISTRICT:

2

TRACKING NUMBER

T-2021-3757

EXHIBIT 2

PAGE 1 OF 1

Exhibit "D"

WRITTEN DESCRIPTION

Bradley Pond Estates PUD

November 1, 2021

I. SUMMARY

- A. Current Land Use Designation: RR
- B. Current Zoning District: RR-Acre
- C. Requested Zoning District: PUD
- D. RE #: 159828-0000

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately +/- 24.3 acres of property from RR to a Planned Unit Development (PUD). A conceptual site plan of the development is attached as Exhibit E (the "Site Plan"). The proposed PUD rezoning permits the Property to be developed as a residential community of up to 25 single family homes.

The subject property (Property") is currently owned by those listed in the original application and is more particularly described in the legal description attached as Exhibit "1". The Property is located on Clapboard Bluff Trail on Exhibit "K" (the "Property"). The property is designated RR-Acre in the Future Land Use Map in the City's Comprehensive Plan and is currently a single-family residential site. The site will have a gross density of 1.0 lots per acre.

A combination of fencing, buffering, landscaping, and architectural controls are provided in this PUD to create an integrated community and blend the proposed development into the surrounding area.

III. PUD DEVELOPMENT CRITERIA

A. Description of Uses:

1. Up to twenty-five (25) single family homes.

2. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices small satellite dishes, and similar uses subject to performance standards set forth in Part 4 in the City of Jacksonville Zoning Code.

3. Home occupation meeting the performance standard set forth in Part 4 of the City of Jacksonville Zoning Code.

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

Lot Requirements (Required setbacks shall be measured to the face of the structural wall of the home or building. Nonstructural exterior surfaces or veneers will not be considered encroachments):

Minimum Lots Requirements

- (1) **Minimum lot width.** 60' x 110'
- (2) **Maximum Lot coverage by all buildings.** Sixty Percent (60%)
- (3) **Minimum setback requirements,**
 - (a) **Front**-20' to the face of garage
 - (b) **Second Front** – (on corner lots) 15 feet
 - (c) **Side**- 5'
 - (d) **Rear**-10'
- (4) **Minimum Lot Area**- 6,600 square feet
- (5) **Maximum height of structure**- 35'

D. Ingress, Egress and Circulation

- (1) Parking Requirements.
 - a. A minimum of (2) two parking spaces shall be provided for each lot.
- (2) Vehicular Access.
 - a. Vehicular access to the Property shall be by way of Cedar Point Road. The final location of all access points is subject to the review and approval of the Development Services Division.

- b. Within the Property internal access shall be provided to each home and the common areas via the streets as shown on the Site Plan which shall meet the standards required by the Code of Subdivision Regulations.

(3) Pedestrian Access.

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

E. Signs

- (1) The Applicant may construct up to two (2) permanent, single faced identity signs at entrance of the development as depicted on the site plan. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height.
- (2) Real estate and construction signs shall also be allowed on each lot as provided for by Part 656.1306 and Section 656.1307 of the Zoning Code.

F. Landscaping

Landscaping will meet the requirements of Part 12 Landscape Regulations of the Zoning Code.

H. Recreation, Open Space

Unless otherwise approved by the Planning and Development Department, recreation open space will be provided in Sec. 656.420 of the zoning code.

I. Utilities

Water and sanitary sewer will be provided by JEA.

J. Wetlands

The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District, ACOE and all other local, state and federal requirements.

IV. DEVELOPMENT PLAN APPROVAL

With the request for verification of substantial compliance with the 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.

V. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan: According to the Future Land Use Map series (FLUMS) of the 2030 Comprehensive Plan, the designated Land Use is RR-Acre which allows for the use requested in the subject PUD.
- B. Consistency with the Concurrency and Mobility Management System: The PUD will satisfy all concurrency requirements as required by the City of Jacksonville Concurrency Management System Office.
- C. Allocation of Residential Land Use: The PUD provides for residential uses which are in compliance with the requirements of the 2030 Comprehensive Plan.
- D. Internal Compatibility/Vehicular Access: Vehicular access will be from Cedar Point. All uses are single family.
- E. External Compatibility/Intensity of Development: The proposed density and uses are compatible with residential in the area.
- F. Recreation/Open Space: The PUD will provide a recreation/common area for the community or pay into the recreation fund as required by Part 656.420 of the Zoning Code. The passive open space/ponds will consist of 17.8 acres (73%).
- G. Impact on Wetlands: The Property will be developed in accordance with the permit requirements of the local, state, and federal agencies with jurisdiction, with some wetland impacts.
- H. Listed Species Regulations: A listed species study for the Property is not required.
- I. Off Street Parking and Loading Requirements: Parking will be provided for each home as required by Part 6 of the Zoning Code.
- J. Sidewalks, Trails and Bikeways: Sidewalks will be constructed as required by the 2030 Comprehensive Plan.

VI. HOW THIS PUD DIFFERES FROM USUAL APPLICATIONS

The PUD differs from a usual application for rezoning. There will be no permissible uses by exception allowed, location of vehicular access to property is stated, signage is specified, location of retention ponds are noted on the Site Plan, and specificity is provided throughout this Planned Unit Development. Also, since this is a PUD, conditions can be added if necessary while going through the rezoning process.

EXHIBIT F

PUD Name Bradley Creek Estates

Land Use Table

Total gross acreage	24.3 Acres	100 %
Amount of each different land use by acreage		
Single family	5.5 Acres	23 %
Total number of dwelling units	25 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	0 Acres	 %
Passive open space	17.8 Acres	73 %
Public and private right-of-way	1 Acres	4 %
Maximum coverage of buildings and structures	 Sq. Ft.	 %