

**Vista Bay PUD**  
**Written Description**  
**September 22, 2022**

I. PROJECT DESCRIPTION. This is a proposed change to the Vista Bay PUD, a single family subdivision development previously approved by Ordinance 2021-230-E. The project is located on the east side of Chaffee Road, between Normandy Boulevard and 103<sup>rd</sup> Street. The current PUD is approximately 89.07-acres and is approved for 194 lots with a minimum lot width of 50 feet.

The proposed PUD would add two 10-acre tracts in the northern area of the development and an approximately 6.96 parcel to the south, resulting in a more compact development boundary. This application would also reconfigure the site plan to add 50 and 60-foot lots. The proposed PUD would be a total of 115.86 acres with up to 405 lots. Of these, up to 288 lots would have a minimum lot width of 50 feet, and up to 117 lots would have a minimum lot width of 60 feet. The added land is currently undeveloped and is zoned RR-Acre and PUD.

The designated Land Use under the Comprehensive Plan for the area proposed for development is Low Density Residential (LDR), which allows up to seven (7) units per acre, and Community-General-Commercial (CGC). A companion small-scale land use amendment application is being filed to amend the approximately 19.20 acre CGC portions of the project area to LDR. The property is in the Suburban Development Area. The current zoning is RR-Acre and PUD (Ord. 90-123-103, Duval Park Race Course). It is located in Council District 12 (Randy White). Access would be provided via Chaffee Road.

Surrounding land uses:

	Land Use	Zoning	Use
North	LDR	RR-Acre & PUD	Single family residential and silviculture
East	LDR	PUD & RR-Acre	Single family residential
South	LDR	PUD	Single family residential
West	LDR & BP	RR-Acre & IBP	Silviculture

Other uses in the area include the Blue Lake Estates single family neighborhood, Bishop John Snyder Catholic High School, and the interchange at the First Coast Expressway and 103<sup>rd</sup> Street. This project is less than four miles from Cecil Commerce Center and Cecil Airport, which currently include Jinko Solar, Boeing Company, Flightstar Aircraft Services, Pratt & Whitney, and others. The site is outside of any Military or Civilian “Influence Zones” (relating to airport activity).

II. USES AND RESTRICTIONS.

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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 a stormwater management system serving the development and surrounding areas. Material not needed for construction of the project will be removed from the site.
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.

B. Density. The maximum gross density of the PUD shall not exceed 4 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 the then-current Jacksonville Zoning Code.

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 – Fifty (50) feet as to 288 lots; Sixty (60) feet as to 117 lots.
- 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). For corner lots, the minimum front yard shall be ten (10) feet if no driveway is proposed on the front yard upon which this lower yard requirement is applied.
  - 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.
- 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. The proposed project will provide at least 1 acre of usable uplands for every 100 lots (and any fraction thereof), or 5% of the total usable area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. Subject to final design and engineering, approximately 4 acres of usable uplands area has been identified for park uses in the proposed Site Plan.

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

- 1. Uses. 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. Agricultural and

silvicultural uses (prior to development as a single-family subdivision), amenity centers and mail centers are specifically proposed for clarification.

2. Lot frontage. 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.

3. Corner lot frontage. The minimum front yard for one side of a corner lot is proposed to be reduced to 10 feet where such side is not proposed to have a driveway. This modifies the application of front yard requirements found in the definition of “lot frontage” under section 656.1601. This definition provides in part that all sides of a lot adjacent to streets shall be considered frontage and follow the Zoning Code’s yard requirements.

### 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 two access points on Chaffee Road.

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 (July 20, 2022), which includes (but is not limited to) the allowance of one, up to twenty-four (24) square foot neighborhood identification sign per entrance.

C. Landscaping. Landscaping and tree protection shall be consistent with Part 12 of the Zoning Code (July 20, 2022). No uncomplimentary uses exist around the perimeter of the site.

D. Open space. At least 10 percent 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 or its successor(s).

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 not more than three phases, with horizontal construction expected to be completed within two (2) years of commencement of construction of each phase. 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 used for silviculture.

## 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: The rezoning of the property to PUD will allow for development consistent with the designated Low Density Residential future land use of the property. It will allow for a single-family subdivision in an area with all necessary public infrastructure in place. It would help to provide housing near a growing employment center, Cecil Commerce Center and Cecil Airport, and near the expanding First Coast Expressway. Area amenities include the City's Bent Creek golf course and shopping at OakLeaf Town Center.

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 appropriate infill residential development in a suburban 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 consistent with the designated future land use of the property. Development will allow for more efficient delivery of urban services in the Chaffee Road area.

#### 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. The residential uses proposed in this PUD are in an area designated for low density residential uses under the Comprehensive Plan.

D. Internal compatibility/vehicular access. The proposed uses are compatible with each other. Vehicular access is provided to Chaffee Road.

E. External compatibility/intensity of development. An average 20-foot-wide (minimum 15 foot) natural buffer will be provided along the boundary of Chaffee Road as shown on the Site Plan. The Chief of Development Services Division may approve a buffer strip of less than 15 feet in instances where there is a unique hardship or circumstances that do not provide for any other practicable alternative. An 85 percent

opaque screen meeting the requirements of section 656.1222 (July 20, 2022) would be provided where single family homes would otherwise abut Chaffee Road.

The undeveloped buffer area may be maintained by the property owners' association or under the terms of an easement agreement with the adjacent property owner(s), inside or outside of the PUD.

A six-foot high, 95% opaque fence shall be installed along those portions of residential lots abutting Gracy Road.

As to other boundaries of the PUD, 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. Consistent with section 656.420, the proposed project will provide at least 1 acre of usable uplands for every 100 lots (and any fraction thereof), or 5% of the total usable area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. Subject to final design and engineering, approximately 4 acres of usable uplands area has been identified for park uses in the proposed Site Plan.

G. Impact on wetlands. 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. To comply with the applicable requirements of the Zoning Code, 2030 Comprehensive Plan, and Land Development Procedures Manual regarding the provision of sidewalks, the developer will extend the existing sidewalk along the east side of Chaffee Road from its current northerly terminus (north of Blue Lake Estates) to the primary entrance of the subdivision. Internal sidewalks will be provided as shown in the Site Plan or as otherwise approved by the Planning and Development Department.

## VIII. DEVELOPMENT TEAM

A. Developer/Owner  
Green Valley Land, LLC  
attn: R. Kent Curley  
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(904) 591-8260  
[curleyr@bellsouth.net](mailto:curleyr@bellsouth.net)

B. Engineer:

Sept. 22, 2022  
Vista Bay

Henry A. Vorpe, Jr., P.E.  
AVA Engineers, Inc.  
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- C. Agent/Attorney:  
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[beth.moore@si-law.com](mailto:beth.moore@si-law.com)

IX. Landowners, Tax Parcel Identification and Addresses:

#012886 0150, Green Valley Land, LLC (See ORB 18806/1228, Duval County),  
0 Gracy Road, Jacksonville, FL 32221

#012892 0000, Green Valley Land, LLC, 0 Chafee Road South, Jacksonville, FL  
32221

#012890 0000, Green Valley Land, LLC, 0 Castle Pines Court, Jacksonville, FL  
32221

#012900 0510, Green Valley Land, LLC, 0 Gracy Road, Jacksonville, FL 32210



EXHIBIT F  
LAND USE TABLE  
Vista Bay PUD  
August 15, 2022

Total Gross Acreage	Acres	115.86	100%
Amount of each different use by acreage:			
Single Family Detached		89.10 Acres	76.9%
Total number and type of dwelling units by each time of same:			
Single Family Detached		405 dwelling units	
Other land use		0 Acres	0%
Active recreation and/or open space		4.05 Acres; (Minimum is 1 ac per 100 units)	3.5%
Passive open space		22.71 Acres	19.6%
Public and private right-of-way		(contained within single family acreage)	
Maximum lot coverage of buildings and structures at ground level:			50%
Maximum impervious surface ratio as required by section 654.129:			65%