

WRITTEN DESCRIPTION
for
Highland Terrace PUD
August 14, 2024

- I. **PROJECT DESCRIPTION.** The Highland Terrace PUD is an approximately 11.998-acre project located on the southside of Dunn Avenue, west of Pine Estates Drive as shown on Exhibit “K” (the “Site Location Map”). The application would allow for development of a residential subdivision, including paired villas or single-family detached lots. The designated Land Use under the Comprehensive Plan for the area proposed for development is Low Density Residential (LDR), which allows for up to five units per acre. However, the Property is located within the Suburban Development (SA) Area which accommodates seven (7) units/acre. The current zoning is RR-Acre. Access would be provided from Dunn Avenue.

Surrounding land uses and zoning:

	LAND USE	ZONING	USE
North	CGC, LDR	CCG-2	Church, Commercial, Warehouse
East	RPI, LDR	CO, RR-Acre, PUD	Single-family
South	LDR	RLD-60, PUD (18’ lots)	Single family, townhomes and mobile homes
West	LDR, CGC	RR-Acre, PBF	Single family, mobile homes

The subject properties (“Property”) are currently owned by Laura L. Reinhardt Life Estate Et Al and Hassell Co Int and are more particularly described in the legal description attached as Exhibit “1” (“Legal Description”).

- A. Current Land Use Designation: LDR
- B. Current Zoning District: RR-Acre
- C. Proposed Land Use Designation: N/A
- D. Proposed Zoning District: PUD
- E. RE#: 020377-0000, 020379-0000 & 020378-0000

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

II. USES AND RESTRICTIONS

A. Permitted uses and structures.

1. Paired Villas.
2. Single-family Detached.
3. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
4. Foster care homes.
5. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
6. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.
7. 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.
8. Amenity / recreation center(s), which may include a pool, cabana / clubhouse, health / exercise facility, community center, leasing / management offices and similar uses.
9. Mail center.
10. Covered school bus stop subject to the approval of the appropriate Duval County Public School office.
11. Home occupations meeting the performance standards and development criteria set forth in Part 4.
12. Lakes, ponds and excavation, dug as part of the development's stormwater retention system, or recreation areas.
13. 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.
14. 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 7 units per gross acre. The PUD site plan proposes development of up to eighty-four dwelling units on the property.

- 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.
- D. Permissible uses by exception. None
- E. Limitations on permitted or permissible uses by exception. N/A
- F. 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.
 - 1. Minimum lot requirement (Width and Area):
 - i. Paired Villas: 25 feet minimum width and 2,240 sf in area.
 - ii. Single Family Detached: 30 feet minimum width and 3,210 sf in area.
 - 2. Maximum lot coverage by buildings and structures at ground level: Seventy five Percent (75%)
 - 3. Minimum yard requirements: The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are as follows:
 - i. Paired Villas:
 - Front - 20 feet.
 - Side - 0 Feet on one side provided 10 feet on the other
 - Rear - 10 Feet
 - ii. Single Family Detached:
 - Front - 20 feet to the garage face and 20 feet to the building facade.
 - Side - 5 feet.
 - Rear - 10 feet to the lot line.
 - 4. Building height: The maximum building height of all buildings and structures is thirty-five (35) feet.
- G. Impervious surface ratios. The maximum impervious surface ratio is 75%.
- H. Recreation. The development shall meet the standards to satisfy park and recreation requirements in accordance with Section 656.420(b) of the Zoning Code.
- I. Differences from usual application of Zoning Code (Comparing to RLD zoning).
 - 1. For clarification purposes, uses such as churches, golf courses, and country clubs were removed from the allowed list of uses. None of the uses allowed by exception in RLD, including cemeteries, schools, borrow pits, bed and breakfast establishments, are proposed to be allowed by exception.

2. Model homes, sales centers and construction trailers are listed as a proposed allowed use prior to buildout. Recreation and mail centers are specifically proposed for clarification.
3. A conceptual site plan of the development is attached to this application as Exhibit "E" (the "Site Plan"). The PUD "Site Plan" lays out the areas proposed for homes, stormwater ponds, access, and a recreation area. Whereas, a rezoning to a conventional zoning district does not require a site plan.
4. Although the Zoning Code does not consider paired villas and single-family uncomplimentary uses, as defined in Section 656.1216, a visual screen shall be provided along the perimeter of the project where residential lots abut adjacent properties.
5. A provision requiring attached residential structures to have a single hip roof covering both units at the rear elevation has been added to the Design Guidelines, Architectural standards to provide consistent architectural design within the community and to adjacent residential structures.

II. DESIGN GUIDELINES

A. Ingress, Egress, and Circulation.

Parking Requirements: Guest parking is not required but may be provided. On-street parking spaces may be utilized to meet the minimum parking requirements. The location of any on-street parking spaces shall be finalized at 10-set submittal. Parking requirements shall be provided pursuant to the Jacksonville Zoning code parking regulations.

Vehicular Access: Vehicular access to the Property shall be by way of Dunn Avenue, as generally depicted on the site plan.

Pedestrian Access: Pedestrian access shall be provided pursuant to the Jacksonville Zoning code sidewalk regulations.

- B. Signage. Signage shall be consistent with Part 13 of the Zoning Code 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.

The proposed development may include up to two (2) permanent, identity signs at the entrance of Dunn Avenue. Real estate, directional, and construction signs shall be allowed on each lot provided for by sections 656.1306 and 656.1307.

- C. Landscaping. Landscaping and tree protection shall be consistent with Part 12 of the Zoning Code. The required minimum amount of tree planting for lots may be

located outside the individual lot boundary within the overall community boundary.

The proposed development is not an uncomplimentary land use or zoning as defined by Section 656.1216; however, the developer will install a fence, berm, landscaping, or combination thereof, along the perimeter where residential lots abut an adjacent property to provide a visual screen.

- D. Open Space. The PUD will contain the required amount of open space and recreation, which may consist of, in part, stormwater pond area.
- E. Utilities. Utilities will be provided by JEA.
- F. Wetlands. The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District, Army Corps of Engineers, and all applicable local, state, and federal requirements.
- G. Architectural standards. The Property will be developed in accordance with the Architectural and Aesthetic Regulations.
- 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. 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 Homeowners' Association and funded by assessments imposed upon the residential lots through a declaration of covenants and restrictions.
- K. Conformance to Zoning Overlay. The property does not lie within an overlay district.

III. 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.

IV. JUSTIFICATION FOR PLANNED DEVELOPMENT CLASSIFICATION. The proposed development is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Zoning Code. This PUD, a form of customized zoning, allows for unique provisions concerning allowable uses and development criteria and supersedes those requirements set forth in Section 656.341(d) of the Zoning Code.

V. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan. As described above, the uses proposed herein are consistent with the LDR – Low Density Residential land use category.
- 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 PUD is consistent with land use allocations under the Future Land Use Element of the 2045 Comprehensive Plan.
- D. Internal compatibility/vehicular access. The proposed uses are compatible with each other. Vehicular access is provided via Dunn Avenue.
- E. External compatibility/intensity of development. The proposed development is consistent with the existing and planned uses of the surrounding properties.
- F. Maintenance of Common Areas and Infrastructure. Maintained by Developer/Owners' Association.
- G. Recreation/open space. Recreation and open space may be provided. Such area, if developed, shall be owned, and maintained by an Owners' Association.
- H. Impact on wetlands. The Property will be developed in accordance with the permit requirements of the City of Jacksonville, St. Johns River Water Management District, and all other applicable local, state, and federal agencies.
- I. Listed species regulations. No endangered, threatened or species of special concern (SSC) or their habitats were observed by our biologists during the site review. The development of this project will have no effect on any listed species.
- J. Off-street parking & loading. See the parking requirements proposed above under Section II, Design Guidelines. Parking will be provided for each home as required by Part 6 of the City of Jacksonville Zoning Code.
- K. Sidewalks, trails, and bikeways. The project will include provisions for internal pedestrian circulation. Sidewalks will be constructed as required by the 2045 Comprehensive Plan and Code of Subdivision Regulations.