

Timber Cove PUD

Written Description February 10, 2020

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 106175-0010, 108426-0370 and 106176-0200
- B. Current Land Use Designation: CGC; LDR
- C. Proposed Land Use Designation: LDR
- D. Current Zoning District: PUD; RLD-90
- E. Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Pulte Home Company, LLC (the “Applicant”) proposes to rezone approximately 30.24 acres of property located in the northeast quadrant of the intersection of Yellow Bluff Road and Starratt Road, which is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the Planned Unit Development (“PUD”) zoning district is being sought to provide for the development of the Property with single family residential uses with a common scheme of development and enhanced buffers between adjoining, existing single family residential uses. The PUD also provides for the preservation of a significant amount of open space and wetlands. As shown on the PUD Conceptual Site Plan dated January 21, 2020 (the “Site Plan”), wetlands, landscape/natural buffers and recreation/open space/parks (not including the pond) will consist of approximately 40% of the Property under the PUD. The PUD shall be developed in accordance with this PUD Written Description and the Site Plan, which is attached to this ordinance as **Exhibit “4”**.

The Property lies within the Community/General Commercial (CGC) and Low Density Residential (LDR) land use categories on the Future Land Use Map (FLUM) and within the Suburban Development Area of the Comprehensive Plan. As a companion application to this proposed PUD, the Applicant is seeking a land use amendment to designate the CGC portion of the Property as LDR. The Property is currently zoned PUD for retail and commercial uses and RLD-90. Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	LDR, CGC	PUD, CCG-1	Single family residential, Gas Station, Dollar Store
East	LDR	RLD-90	Single family residential, Wetland
North	LDR	RLD-90	Single Family Residential
West	LDR, CGC	PUD, RR-Acre	Single family residential, Dollar Store

III. **DESCRIPTION OF PERMITTED USES**

A. **Maximum Densities/Intensities**

Consistent with the operative provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing the LDR Suburban Area land use designation, maximum density on the Property shall be 2.39 units per acre.

B. **PUD Conceptual Site Plan**

The Site Plan shows the proposed PUD layout, including the access point, schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the 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.

C. **Permitted Uses**

1. **Single Family**

- a. *Permitted uses and structures.*
 - i. Single family detached dwellings.
 - ii. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
 - iii. Mail center.
 - iv. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

- v. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - vi. Parks, playfields, playgrounds, dog/pet parks, recreational paths, recreational and community structures, passive open space, and similar uses.
- b. *Permissible uses by exception:* Those uses permitted by exception in the RLD-60 zoning district.
- c. *Maximum gross density:* The LDR land use category in the Suburban Development Area (with water and sewer available) permits a maximum of 7 units per acre. However, the maximum gross density of the PUD shall not exceed 2.39 dwelling units per acre (72 d.u./30.24 acres of LDR).
- d. *Lot requirements:* The lot sizes will vary, as generally depicted on the Site Plan, and the lot requirements are set forth below.
- i. **Single Family Residential—Min. 60 ft. width lots.**
 - (1) *Minimum lot requirement (width and area):*
 - (a) Width—Sixty (60) feet.
 - (b) Area—6,000 square feet.
 - (2) *Maximum lot coverage—Sixty (60) percent.*
 - (3) *Minimum yard requirements.* Subject to the provisions of Section 656.403(A), Zoning Code, the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:
 - (a) Front—Twenty (20) feet from face of garage to back of right-of-way and fifteen (15) feet from building face to back of right-of-way.
 - (b) Side— Five (5) feet.
 - (c) Rear— Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.
 - (d) Side Street—Ten (10) feet from building face to back of right-of-way.
 - (4) *Maximum height of structure—Thirty-five (35) feet.*

ii. **Single Family Residential—Min. 50 ft. width lots.**

- (1) *Minimum lot requirement (width and area).*
 - (a) Width—Fifty (50) feet.
 - (b) Area—5,000 square feet.
- (2) *Maximum lot coverage* —Sixty (60) percent.
- (3) *Minimum yard requirements.* Subject to the provisions of Section 656.403(A), Zoning Code, the minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:
 - (a) Front—Twenty (20) feet from face of garage to back of right-of-way and fifteen (15) feet from building face to back of right-of-way.
 - (b) Side— Five (5) feet.
 - (c) Rear—Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.
 - (d) Side Street—Ten (10) feet from building face to back of right-of-way.
- (4) *Maximum height of structure.* Thirty-five (35) feet.

2. Excavations, Lakes, Ponds

Excavations, lakes, and ponds, dug as a part of the development’s stormwater retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, etc., may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

3. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Accessory uses and structures shall be subject to Section 656.403, Zoning Code.

4. Height Limitations

Building height shall be measured as set forth in Part 16 of the Zoning Code.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

1. Recreation

Active recreation will be provided pursuant to Policies 2.2.4 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code. Pursuant to the Comprehensive Plan and Zoning Code, approximately .72 acres of active recreation (435 square feet x 72 lots) is required. As shown on the Site plan, an approximately 1.04 acre park will be provided on the eastern end of the Property, which is in addition to approximately 7.5 acres of open space and wetlands that will remain on the Property and 3.61 acres of landscaped and natural buffers.

2. Access

Access will be provided as shown on the Site Plan via Yellow Bluff Road. The location and design of the access point on Yellow Bluff Road, turn/deceleration lanes, and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connection, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department.

3. Signage

A summary table of the proposed sign regulations is shown on the Signage Guidelines Table below.

a. Community Identification Monument Sign at Main Entrances.

Community identification monument signs will be permitted at the entrance to the subdivision. The entrance may have either one (1) double-sided or two (2) single-sided, externally or internally illuminated, signs.

Each of these monument signs will not exceed eight (8) feet in height and thirty-two (32) square feet (each side) in area. Such signs may be incorporated into a larger physiographic feature.

b. Other Signs.

Vehicle directional signs indicating the location of amenity/recreation areas and other common areas, facilities, and structures will be permitted. Such signs shall be a maximum of four (4) square feet in area per sign face.

Pedestrian directional signs indicating the location and features of amenity/recreation areas and other common areas, facilities, and structures, such as informational displays and kiosks, will be permitted. Such signage may be 1, 2, 3 or 4 sided (or cylindrical), shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height.

All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices.

Real estate (model home), construction and temporary signs are permitted. Such signs shall be a maximum of thirty-two (32) square feet in area and twelve (12) feet in height.

Because all identity and directional signs are architectural features intended to be compatible with the overall design of the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

Signage Guidelines Table

Sign Type	General Location	Quantity	Max Area Per Side (sq ft)	Max Height (ft)
Community Identification Monument Sign(s)	Main Entrance	1 Double-sided or 2 Single-sided Per Entrance	32	8
Directional Signs	Project Wide		4	
Informational Displays and Kiosks	Project Wide		20	12
Real Estate/Construction/Temporary Signs	Project Wide		32	12

4. Construction offices/model homes/real estate sales.

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, “unit,” or “phase” until that lot, “unit,” or “phase” is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

5. Silviculture Uses May Continue.

Silviculture operations are a permitted use in this PUD and may continue on the Property until build-out.

6. Landscaping/Buffer

Landscape and tree protection will be provided in accordance with Part 12 of the City’s Zoning Code (Landscape and Tree Protection regulations).

Additionally, an minimum twenty (25) foot “Natural Buffer” area, as defined in Section 656.1222, Zoning Code, shall be provided between the perimeter single family lot lines along the northern portion of the Property and the two “Drainage, Water, Utility & Sewer” easements (a

15-foot wide easement and an additional 20-foot wide easement) depicted on the Site Plan along the northern boundary line of the Property, as depicted on the Site Plan.¹ Thus, a cumulative buffer of 60 feet – the 15-foot and 20-foot easement, plus the 25-foot Natural Buffer – will be provided along the northern boundary of the Property (the “Northern Buffer”). Furthermore, the Northern Buffer is larger along the western boundary of the Property where the natural buffer area is increased, as shown on the Site Plan.

Along Starratt Road, a minimum twenty (25) foot landscape buffer area shall be provided between the perimeter of the single family lot lines along the southern boundary of the Property and the Starratt Road right-of-way (the “Starratt Buffer”), as depicted on the Site Plan. In the event that the Starratt Road right-of-way is widened, the width of the Starratt Buffer may be reduced by the amount that such a widening extends into the buffer area.

Also, along Yellow Bluff Road, a minimum twenty (20) foot landscape buffer shall be provided between the perimeter of the single family lot lines along the western boundary of the Property and the Yellow Bluff Road right-of-way (the “Yellow Bluff Buffer”), as depicted on the Site Plan. In the event that the Yellow Bluff Road right-of-way is widened, the width of the Yellow Bluff Buffer may be reduced by the amount that such a widening extends into the buffer area.

Finally, a significant buffer consisting of jurisdictional wetlands, an upland buffer, park and open space will be provided along the eastern boundary of the Property (the “Eastern Buffer”), as shown on the Site Plan.

7. Modifications

Amendment to this approved PUD district or any portion thereof may be accomplished through an administrative modification, minor modification, or an application filed for rezoning as authorized by Section 656.341 of the Zoning Code.

8. Parking

Off street parking will be provided in accordance with Part 6 of the City’s Zoning Code (Off-street Parking and Loading Regulations) (2019). Off-street parking shall be provided in garages and driveways.

9. Sidewalks, Trails and Bikeways

Sidewalks shall be provided as required in the 2030 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

10. Impervious Surface

¹ As depicted on the Site Plan, the 20-foot easement becomes narrower along its eastern end, but the width of the Northern Buffer remains the same, except for the eastern most lot along this boundary.

The required impervious surface ratio applicable to this PUD shall be the ratio required for a subdivision zoned RLD-60 (65%).

11. Utilities

Electric power, water and sewer will be provided by JEA.

12. PUD Conceptual Site Plan

The configuration of the development as depicted on the Site Plan is conceptual, and revisions to the Site Plan, including access points, internal circulation, stormwater ponds, and other subdivision features and infrastructure, 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.

V. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on January 17, 2020.

VI. JUSTIFICATION FOR THE PUD REZONING.

As described above, this PUD is being requested to permit the development of a single family community with a common scheme of development. Furthermore, this PUD provides for additional buffering that would not otherwise be required and which will benefit the community at-large. The PUD design ensures consistency with the surrounding zoning and existing uses.

VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF THE ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Description and the Site Plan; it provides for site-specific access requirements; it requires an increased buffer with the Northern Buff and Starratt Buffer; it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements; and, it provides for site-specific signage requirements. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Buffers	Part 6 of the Zoning Code would require no buffer along the northern boundary of the Property	Increased buffering with the Northern Buffer (25 feet plus 35 feet of easements), Starratt Buffer, Yellow Bluff Buffer and Eastern Buffer.	To ensure compatibility with adjacent residential neighborhoods.
Signage	656.1303(a): (a) <i>Residential zoning districts:</i> (1) RR, RLD, RMD-A and RMD-B zoning districts— (i) One nonilluminated sign not exceeding a maximum of one square foot in area and mounted flat against the wall of the building or structure is permitted,	<u>Community Identification Monument Sign at Main Entrances:</u> Community identification monument signs will be permitted at the entrance to the subdivision. The entrance may have either one (1) double-sided or two (2) single-sided, externally or internally illuminated, signs.	To ensure adequate signage that is consistent with surrounding developments.

	<p>unless otherwise specifically prohibited in the Zoning Code.</p> <p>(ii) One nonilluminated sign not exceeding a maximum of 24square feet in area may be allowed, provided it is specifically authorized in the grant of exception, unless otherwise specifically prohibited in the Zoning Code.</p> <p>(2) RMD-C, RMD-D, RMD-E and RHD zoning districts—</p> <p>(i) One nonilluminated sign not exceeding a maximum of 24 square feet in area is permitted, unless otherwise specifically prohibited in the Zoning Code.</p> <p>(3) In all residential zoning districts, ground signs or free-standing signs shall not exceed 20 feet in height and shall not be located in any required yard.</p> <p>(4) Roof signs, neon signs, changing message devices and strip lighting are prohibited.</p> <p>656.1308: Any subdivision in any zoning district may have two subdivision identification signs not exceeding 24square feet in area for each sign provided that each such signs shall be located at an entry of the subdivision and at the intersection of two street rights-of-way. Such signs shall be limited to the name of the subdivision, and no other words or forms of advertisement shall appear on the signs. Each sign shall be included as part of the site plan or sketch plan approval pursuant to <u>Section 656.404</u> or <u>Chapter 654</u>. Provided, however, all subdivision signs in existence prior to November 4, 1993, are exempt from the requirements of this Section. In the event any portion of this Section is declared invalid, unenforceable, unconstitutional or void or are enjoined, then thereafter no signs shall be erected pursuant to this Section.</p>	<p>Each of these monument signs will not exceed eight (8) feet in height and thirty-two (32) square feet (each side) in area. Such signs may be incorporated into a larger physiographic feature.</p> <p><u>Other Signs:</u></p> <p>Vehicle directional signs indicating the location of amenity/recreation areas and other common areas, facilities, and structures will be permitted. Such signs shall be a maximum of four (4) square feet in area per sign face.</p> <p>Pedestrian directional signs indicating the location and features of amenity/recreation areas and other common areas, facilities, and structures, such as informational displays and kiosks, will be permitted. Such signage may be 1, 2, 3 or 4 sided (or cylindrical), shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height.</p> <p>All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices.</p> <p>Real estate (model home), construction and temporary signs are permitted. Such signs shall be a maximum of thirty-two (32) square feet in area and twelve (12) feet in height.</p> <p>Because all identity and directional signs are architectural features intended to be compatible with the overall design of the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.</p> <p>Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.</p>	
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.

VIII. Names of Development Team

Developer: Pulte Home Company, LLC

Planner/Engineer: England-Thims & Miller, Inc.

Architects: N/A

IX. Land Use Table

A Land Use Table is attached hereto as Exhibit “F.”

X. PUD REVIEW CRITERIA

1. Consistency With the Comprehensive Plan:

The PUD will be developed consistent with the LDR land use category of the 2030 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2030 Comprehensive Plan: Future Land Use Element Objectives 1.2 and 3.1 and Policies 1.1.1, 1.1.9, 1.1.10, 1.1.12, 3.1.1, 3.1.15, and 3.1.11.

2. Consistency with the Concurrency Management System:

The PUD will comply with the Concurrency and Mobility Management System

3. Allocation of Residential Land Use:

The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

4. Internal Compatibility:

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

5. External Compatibility/Intensity of Development:

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

6. Maintenance of Common Areas and Infrastructure:

All common areas and infrastructure, excluding roadways dedicated to the City of Jacksonville, will be maintained by the owner, maintenance company and/or one or more owners' association(s).

7. Usable Open spaces, Plazas, Recreation Areas:

The PUD provides ample open spaces and recreational opportunities.

8. Impact on Wetlands:

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

9. Listed Species Regulations:

The Property is less than fifty acres and therefore a listed species survey is not required.

10. Off-Street Parking Including Loading and Unloading Areas:

The PUD provides adequate off street parking.

11. Sidewalks, Trails, and Bikeways:

The PUD provides for compliance with the subdivision regulations and 2030 Comprehensive Plan with regards to sidewalks.