

**Written Description
Melcon Farms PUD
April 24, 2020**

I. PROJECT DESCRIPTION

A. The proposed Melcon Farms single family detached dwelling unit residential subdivision will use 15.4+/- acres of the location's total acreage of 17.4 acres.

There are two (2) single family detached dwelling units established on the subject property, one that could be described as "historic".

The Developer offers to see about moving the potentially classified historic single family detached dwelling unit to one of the proposed 38 single family dwelling unit lots shown in Exhibit "E", the proposed development's Conceptual Site Plan, or to donate the structure to the City and/or the Mandarin Historic Preservation Society for relocation.

The proposed Melcon Farms PUD is located in the Mandarin area of southeast Jacksonville, north of Julington Creek, and is bordered by Cattail Drive to the north, and by Hagan Grant Lane to its south.

To the immediate west of the proposed residential development is an established single family detached dwelling unit subdivision zoned PUD, featuring 80+/- to 95+/- foot wide lots (Ordinance 83-395-341), while immediately adjacent to its northerly boundary is an established, gated, RLD-100-B zoned single family detached dwelling unit residential subdivision.

East and south of the proposed Marcon Farms PUD development are seven (7) developed single family lots of record carrying a zoning classification of RR-Acre.

Please see Exhibit "E" that depicts the locations of the neighboring properties and their respective zoning classifications.

B. The project name is "Melcon Farms PUD".

C. Project Landscape Architect:

A & K Land Planning
426 Tortoise Trace
Jacksonville, Florida 32259
(904) 476-9692

D. Project Engineer:

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E. Project Developer:

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F. Current Land Designation: LDR (3-7 sf residential units per acre; Melcon Farms PUD proposes an average 2.18 sf detached residential units per acre).

G. Current Zoning District: RR-Acre (please see Exhibit "4").

H. Requested Zoning District: PUD.

I. Real Estate Number: RE #159096-0000.

II. QUANTITATIVE DATA

A. Total Acreage: 17.4 acres.

B. Total number of dwelling units: 38 (2.18 sf detached dwelling units per acre).

C. Total number of non-residential floor area: 0.

D. Total amount of recreation area: 0.

E. Total amount of open space: 1+/- acre 50+/- sf easement from lot 22 to Hagan Grant Road currently proposed to be dedicated by the Developer to the Melcon Farms HOA as open space, or offered for sale to southerly RR-A zoned neighboring property owners.

F. Total amount of public/private rights of way: 1.57+/- acres.

G. Total amount of land coverage of all buildings and structures: 142,500+/- sf (50' X 75' average size pad X 38 total proposed sf detached dwelling units = 142,500 total sf; 18.9 % FAR coverage over 17.4+/- acres).

H. Phase schedule of construction:

- Single Phase
- Horizontal development to commence 1st Quarter of 2021
- Single family detached residential development of all 38 lots anticipated by 2023.

III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The existing Zoning Classification of the subject property, RR-Acre, does not allow the development of the property as a residential subdivision featuring 38 separate lots and homes with 80 foot lot widths and a minimum square footage of 9,600 sf.

Many of the proposed 38 single family detached dwelling unit lots are anticipated to be sized between 1/3+/- and 1/2+/- total acres each.

Therefore, under the subject property's existing RR-Acre zoning criteria, the maximum number of single family detached dwelling unit lots that could be created may amount to approximately 12+/- lots spread over the 17.4 acre total land area (1.45 average units per acre versus the proposed Melcon Farm PUD's proposed 2.18 average units per acre) , so when the cost of the land, bringing utilities, roadway, sidewalks etc. are factored in this scale project's pro-forma, the RR-Acre constrained size of a residential subdivision in this location becomes financially unfeasible.

The redevelopment of larger existing close in multiple acre properties into residential single family detached dwelling unit subdivisions is an ongoing residential "Infill" occurrence being witnessed not only in the Mandarin area, but throughout the City of Jacksonville as its population continues to grow.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

Continued operation and maintenance of areas not so operated and/or maintained by the City shall be managed and effected by the Melcon Farms residential subdivision's Incorporated Home Owners Association ("HOA"), created by the Developer prior to the completion of the single phase development, certificates of occupancy, and prior to any

modification request to the PUD following its approval by City Council. Evidence of the establishment of the HOA will be submitted to the City Planning Department's Building Inspection Division along with the original building permit applications.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- (1).** Single-family dwellings.
- (2).** Foster care homes.
- (3).** Family care homes meeting the performance standards and development criteria set forth in Part 4 of Chapter 656, Ordinance Code.
- (4).** Community residential homes of six or fewer residents meeting the performance standards and criteria set forth in Part 4 of Chapter 656, Ordinance Code.
- (5).** Essential services, including water, sewer, gas, telephone, radio, television, and electric, meeting the performance standards development criteria set forth in Part 4 of Chapter 656, Ordinance Code.
- (6).** Home occupations meeting the performance standards and development criteria set forth in Part 4, Chapter 655, Ordinance Code.

B. Permissible Uses by Exception:

- (1).** Bed and breakfast establishments meeting the performance standards and development criteria set forth in Par 4, Chapter 656, Ordinance Code.
- (2).** Essential Services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4, Chapter 656, Ordinance Code.
- (3).** Animals other than household pets meeting the performance standards and development criteria set forth in Part 4, Chapter 656, Ordinance Code.
- (4).** Home occupations meeting the performance standards and development criteria set forth in Part 4 of Chapter 656, Ordinance Code.

(C). Temporary sales offices and construction trailers shall be allowed to be placed on site and moved throughout the site, if necessary.

(1). The number of temporary offices shall not exceed three (3) at any given time; they shall be removed upon the completion of all sales and construction activities on the subject property.

(2). No construction trailers shall be located next to a completed and occupied home.

(3). Completed homes may be used as model homes or sales or construction offices.

(D). Limitations on Permitted or Permissible Uses by Exception.

- All Permissible Uses by Exception shall be required to prepare and submit a Planning and Development Department Zoning Exception application to the Planning and Development Department for its review and recommendation to the City of Jacksonville Planning Commission, who will consider the application and make its determination to approve or deny the proposed Zoning Exception.

(E). Permitted Accessory Uses and Structures:

- Accessory uses and structures are allowed as permitted in Section 656.403, Ordinance Code.

V. DESIGN GUIDELINES

(A). Lot Requirements:

(1) Minimum Lot Area: 9,600+/- sq. ft.

(2). Minimum Lot Width: 80 feet.

(3). Maximum Lot Coverage: 50 percent.

(4). Minimum Front Yard: 20 feet

(5). Minimum Side Yard: 5 feet.

(6). Minimum Rear Yard: 10 feet.

(7). Maximum Structure Height: 35 feet.

(B). Ingress, Egress and Circulation:

(1). Parking Requirements: The parking requirements for this development shall be consistent with the requirements of Part 6, Chapter 656, Ordinance Code.

(2). Vehicular Access:

(a). Vehicular access to the Melcon Farms PUD shall be by way of O'Connor Road as substantially shown in the Conceptual Site Plan (please see Exhibit "E"). The final location of all access points is subject to the review and approval of the Planning and Development Department's Development Services Division.

(b). Within the Melcon Farms PUD, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the single family detached housing unit subdivision, if ownership or occupancy of the subject property is subdivided among more than one person or entity.

(3). Pedestrian Access:

(a). Pedestrian access and circulation shall be provided by Developer installed sidewalks in accordance with the 2030 Comprehensive Plan.

(C). Signs:

(1). The Developer may construct up to two (2) permanent, double faced identity signs at each side of the entrance to the Melcon Farms PUD at O'Connor Road. The sign(s) may be located within the roadway right-of-way or on private property. The sign(s) shall not exceed twenty-four (24) square feet each in area or twelve (12) feet in height each (please see Exhibit "L" for examples of the proposed entry signage models).

(2). Real estate and construction signage shall also be allowed on each lot as provided for by Part 656.1306 and Section 656.1307, Ordinance Code.

(D). Landscaping, Fencing and Buffering:

(1). The Property shall be developed in accordance with the Part 12 Zoning Landscape Regulations of Section 656, Ordinance Code (as of January 1, 2019) and per the City of Jacksonville Charter Article 25.

(2). To mitigate the proximity of the Melcon Farms PUD to adjacent residentially zoned districts to its north, to its west, to its south and to its east, with the exception of those southerly and eastern portions of the Melcon Farms PUD property that will feature a 26 +/- storm water bypass easement developed either as a ditch or by using a 48 inch wide piping system, leaving the southerly and/or eastern portions areas described below as a natural buffer between the proposed development and its RR-Acre neighbors (as depicted in Exhibit "E"), a minimum primary setback buffer of five (5) feet is required extending inward from the Melcon Farms PUD property lines.

An eight (8) foot fence and/or landscaped buffer, at least 85% opaque, shall be provided along the exterior boundary of said minimum primary setback buffer, with the exception of those southerly and eastern portions of the Melcon Farms PUD boundary identified as wetlands and those areas featuring a 26+/- foot wide storm water bypass easement, as presented in Exhibit "E" of this Written Description.

A minimum ten (10) foot setback from the eight (8) foot 85% opaque fence and/or landscape buffer shall be required that extends inward from said fence and/or landscape buffer to any Melcon Farms PUD building.

(E). Recreation and Open Space.

(1). The Melcon Farms PUD proposes only thirty-eight (38) single family detached housing units. Therefore because one (1) acre of recreation area is the City Standard for projects proposing at least 100 single family detached dwelling unit lots, the Melcon Farms PUD fails to meet the prescribed density required for at least one (1) acre of recreational area.

The Developer still intends to pay the City its required park fee per LDC guidelines.

(F). Utilities:

(1). Potable water will be provided for by the Jacksonville Electric Authority ("JEA").

(2). Sanitary sewer will be provided for by JEA.

(3). Electric will be provided for by JEA.

(G). Wetlands:

(1). Wetlands will be permitted according to local, state and federal regulations.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with the Melcon Farms 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 PUD, and showing the general layout of the overall subject property.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed PUD differs from the usual application of the Zoning Code because it includes unique buffering, site planning and other conditions that would not be required through a strict application of the subject site's RR-Acre Zoning Classification. The proposed development will full fill housing needs appropriate to various lifestyles and income levels,

provide a mix of housing types appealing to first time and/or "move up" buyers, retirees and other buyers. It will have a positive impact on the area, blend well with the surrounding uses and help to increase the property values of the older communities in the area.

(A). The subject property is bordered to its west (PUD Ord. 83-395-341) and to its north (RLD-100B), by established single family dwelling unit subdivisions, and to its south and east by single family detached dwelling units located on lots of record, all currently zoned RR-Acre.

The subject property is currently zoned RR-Acre, which limits the proposed single family detached dwelling unit density to a level that is inconsistent with the existing northerly and westerly subdivisions, thus the need for the proposed transitional rezoning of the subject property from RR-Acre to PUD.

The proposed Lots numbered 27 to 35 that are located along the southern boundary of the Melcon Farms PUD are closer to 1/2+/- acre each, providing a desirable transition between these proposed single family detached dwelling unit lots and their nearby RR-Acre neighbors; the southerly Melcon Farms PUD's boundary also features existing wetlands that serve as a buffer area between the neighboring RR-Acre properties and the proposed new subdivision (please see Exhibit "E").

Given the ongoing single family detached dwelling unit residential subdivision development patterns throughout the City and the Mandarin area, the Melcon Farms PUD site can be characterized as an "infill" location and thus is ripe for this type of residential development in response to the ongoing growth of our City.

The proposed 38 lot residential subdivision is not possible under a strict application of the City's Zoning Code.

(B). The proposed Melcon Farms PUD will allow the development of a 38 single family detached dwelling unit subdivision (2.18 units per acre) that will serve as a transitional use between the existing subdivisions to its west (80 to 95+/- foot wide lots), and to its north (90 to 100+/- foot wide lots) particularly given that the Melcon Farms PUD lots are proposed to be 80+/- feet wide and 120+/- feet in depth, and further recognizing that southern portion of the subject property is wetlands, leaving the RR-Acre neighbors to the south with little or no impact on the character of their respective view sheds.

(C). The proposed Melcon Farms PUD will promote the purposes of the City of Jacksonville's 2030 Comprehensive Plan.

For example:

(1). FLUE Goal 1. To insure 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 degradation.

(2). FLUE Objective 1.1. Insure 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 proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public private coordination.

(3). FLUE Policy 1.1.9. Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined in the Future Land Use map category description and their associated provisions. (2.12 sf du's/acre)

(4). FLUE Policy 1.1.12. Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional and federal regulations.

(5). 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 Sanitary Sewer Sub-Element.

(6). FLUE Policy 3.1.3. Protect neighborhoods from potential negative impacts by providing a graduation of uses and scale transition. The Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

(7). FLUE 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.

VIII. ADDITIONAL PUD REVIEW CRITERIA

(A). Consistency with the Concurrency and Mobility Management System: The PUD will satisfy all concurrency and mobility requirements as mandated by the City under Chapter 655, Ordinance Code and administered by the Planning and Development Department's Concurrency and Mobility Management System Office.

(B). Allocation of Residential Land Use: The proposed Melcon Farms PUD is consistent with land use allocations under the Future Land Use Element of the City's 2030 Comprehensive Plan.

(C). Sidewalks, Trails and Bikeways: Sidewalks will be provided pursuant to the requirements for sidewalk establishment established under the City's 2030 Comprehensive Plan.

(D). Storm Water Retention: The Melcon Farm PUD will feature a 2.0+/- acre Wet Retention Pond along with the concurrent establishment of a 26+/- Storm Water By Pass Easement (please see the Melcon Farms Conceptual Site Plan at Exhibit "E").