

**WRITTEN DESCRIPTION**  
**12664 FLYNN ROAD PUD**  
**July 20, 2020**

**I. PROJECT DESCRIPTION**

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses:

Applicant proposes to rezone approximately 0.50 acres of property located at 12664 Flynn Road as more particularly described in Exhibit 1 (the “Property”) from RLD-100A to PUD in order to permit Applicant to conduct one-on-one drowning prevention swimming lessons geared toward infants and toddlers on the Property.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
Northwest	LDR	RLD-100A	Single family residential
Northeast	LDR	PUD	Single family residential
Southwest	LDR	RLD-100A	Single family residential
Southeast	LDR	RLD-100A	Single family residential

- B. Project Name: 12664 Flynn Road PUD
- C. Project Agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- D. Current Land Use Designation: LDR
- E. Current Zoning District: RLD-100A
- F. Requested Zoning District: PUD
- G. Real Estate Number: 159654-0070

**II. QUANTITATIVE DATA**

- A. Total Acreage: 0.50 acres.
- B. Total number of dwelling units: 1 single family residence.
- C. Total amount of land coverage of all buildings and structures: 0.2 acres.

### **III. STATEMENTS**

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

The Proposed PUD incorporates guidelines from the RLD-100A zoning district. The Part 4 supplementary regulations pertaining to home occupations have been modified to permit (i) a home occupation to be conducted in an accessory structure, (ii) patrons to call upon the premises in connection with the home occupation, and (iii) the address of the home occupation to be advertised.

#### **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.**

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property

### **IV. USES AND RESTRICTIONS**

#### **A. Permitted Uses:**

1. Single-family dwellings.
2. Townhomes (RLD-TNH only).
3. Foster care homes.
4. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
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 development criteria set forth in Part 4.
7. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
8. Golf courses meeting the performance standards and development criteria set forth in Part 4.
9. 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.
10. Country clubs meeting the performance standards and development criteria set forth in Part 4.

11. Home occupations meeting the performance standards and development criteria set forth in Part 4; provided, however, (i) home occupations may be conducted in an accessory structure such as a pool which is not attached to and part of the principal structure, (ii) patrons are permitted to call upon the premises in connection with the home occupation for purposes of receiving services, and (iii) the address of the home occupation may be advertised.
12. Detached Accessory Dwelling Unit (RLD-TND only).

B. Permissible Uses by Exception:

1. Cemeteries and mausoleums but not funeral homes or mortuaries.
2. Schools meeting the performance standards and development criteria set forth in Part 4.
3. Borrow pits subject to the regulations contained in Part 9.
4. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
5. Day care centers meeting the performance standards and development criteria set forth in Part 4.
6. Animals other than household pets meeting the performance standards and development criteria set forth in Part 4.
7. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures: As permitted in Section 656.403.

**V. DESIGN GUIDELINES**

A. Lot Requirements:

1. Minimum lot area: 21,780 square feet
2. Minimum lot width: 100 feet
3. Maximum lot coverage: 40 percent
4. Minimum front yard: 25 feet
5. Minimum side yard: 7.5 feet
6. Minimum rear yard: 10 feet

7. Maximum height of structures: 35 feet

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Patrons of a home occupation conducted from the Property are permitted to park on the Property provided vehicles do not obstruct Flynn Road.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of Flynn Road.
3. *Pedestrian Access.* Pedestrian access shall be provided by means of existing sidewalks along Flynn Road.

C. Signs: Signage shall be permitted as provided in the Part 13 Sign Regulations of the Zoning Code.

D. Landscaping: The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space: Recreation and open space shall be provided as required by Recreation and Open Space Element of the 2030 Comprehensive Plan.

F. Utilities: Water, sanitary sewer and electric will be provided by JEA.

G. Wetlands: Development which would impact wetlands will be permitted according to local, state and federal requirements.

**1. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed project allows for renovation of a beloved facility which offers unique educational and recreational opportunities as well as encourages tourism to and volunteerism in the community. The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community in that:

A. The project is more efficient than would be possible through strict application of the Zoning Code;

B. The project is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

C. The project will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan as follows:

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. 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 proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
2. Policy 1.1.8. Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
3. Policy 1.1.12. Promote the use of Planned Unit Developments (PUDs) . . . 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, State and federal regulations.
4. 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.