

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

September 9, 2021

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2021-521 Application for: Bellbrooke PUD

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated February 24, 2021.
2. The revised written description dated August 19, 2021.
3. The revised site plan dated August 20, 2021.

Recommended Planning Commission Conditions to the Ordinance: **None**

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 5-0

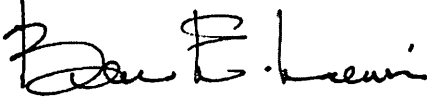
Joshua Garrison, Chair	Absent
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Absent
Marshall Adkison	Aye

Planning Commission Report
Page 2

Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2021-521 TO

PLANNED UNIT DEVELOPMENT

SEPTEMBER 9, 2021

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2021-521 to Planned Unit Development.

Location: South side of Normandy Boulevard between Manning Cemetery Road and Nathan Hale Road

Real Estate Number(s): 002315-0000, 002315-0022, 002315-1000, 002316-0000, 002316-1000

Current Zoning District(s): Agriculture (AGR)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Agriculture-iii (AGR-iii) Agriculture-iv (AGR-iv)

Proposed Land Use Category: Low Density Residential (LDR)

Planning District: Southwest, District 4

Applicant/Agent: T.R. Hainline, Esq.
Rogers Towers, PA
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owner: Nate Day
H. Smith, Inc.
3471 San Jose Place, Suite 7
Jacksonville, Florida 32257

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2021-521 seeks to rezone approximately 81.34 acres of land from Agriculture to PUD. The rezoning to PUD is being sought to allow a maximum of 250 single family lots. 60% of the lots will be 50 feet in width and 40% of the lots will be 60 feet

in width. Approximately 22 acres along Normandy Boulevard has been removed from the PUD application.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Agriculture-iii (AGR-iii) Agriculture-iv (AGR-iv) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small Scale Large Scale Land Use Amendment to the Future Land Use Map Series L-5482-20A (Ordinance 2021-520) that seeks to amend the portion of the site that is within the Agriculture-iii (AGR-iii) and Agriculture-iv (AGR-iv) land use category to Low Density Residential (LDR). Low Density Residential (LDR) is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category Mixed use developments utilizing the Traditional Neighborhood Development (TND) concept, which is predominantly residential but includes a broad mixture of secondary recreational, commercial, public facilities and services may also be permitted. New residential subdivisions in LDR should be connected to reduce the number of Vehicles Miles.

Staff is recommending that Application for Large-scale Land Use Amendment to the Future Land Use Map Series L-5482-20A be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

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, State and federal regulations.

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.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

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.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Agriculture-iii (AGR-iii) Agriculture-iv (AGR-iv). There is a companion Application for Large Scale Land Use Amendment to the Future Land use Map Series L-5482-20A (Ordinance 2021-520) that seeks to amend the portion of land that is within the Agriculture-iii (AGR-iii) Agriculture-iv (AGR-iv) land use category to Low Density Residential (LDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a single family subdivision. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The combination of the PUD written description and site plan will create a streetscape similar to residential subdivisions being constructed in the area.
- The use of topography, physical environment and other natural features: The site has been designed to avoid the existing wetlands and use these natural features to enhance the project.
- The use and variety of building setback lines, separations, and buffering: The written description contains development standards that are similar to the setbacks, building height and lot coverage in the Zoning Code.
- The use and variety of building sizes and architectural styles: The written description contains a requirement for architectural finishes of the dwellings. No vinyl or panel siding may be used on the front elevation of a structure. Each structure must have a primary finish and a secondary finish.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The written description indicates that lots along the western boundary will be a minimum of 60 feet in width. In addition, a 6 foot high vinyl fence will be constructed along the boundary. This will ensure compatibility with the adjacent residence/farm.

- The type, number and location of surrounding external uses: The Florida Forest Service owns and manages Jennings State Forest, which is adjacent to and near the lands within the Bellbrooke PUD. Part of the management of this publicly owned forest site may include timber harvesting and prescribed burning for resource enhancement and to reduce the potential impacts of wildfires. Prescribed burning will create smoke, which may temporarily impact the neighborhood and surrounding areas. However, such efforts are necessary to the management of these forests for wildlife, resource protection and recreational uses. All homeowners are strongly encouraged to review and implement "Firewise" management and design techniques, to the extent that these are consistent with water conservation and Florida Friendly landscaping requirements in the Jacksonville Zoning Code. In particular, landscaping should be maintained to prevent the accumulation of flammable brush, dead leaves or landscaping near homes where such homes are adjacent to forest areas. Please consult the Florida Forest Service's and Florida Division of Emergency Management's latest guidance on home and landscaping maintenance near forest areas."

- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Category	Use	Zoning District	Current Use
North	AGR-iii		AGR	Farmlands
South	AGR-ii		AGR	SJRWMD lands
East	AGR-iii		AGR	SJRWMD lands
West	AGR-iii		AGR	Farmland, wetlands, woods

- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The development site is located approximately 4.5 miles west of Cecil Airport. Three of the five parcels (002315-0000, 02315-0022 and 002316-0000) lie within a 60 DNL noise contour. The Federal Aviation Administration (FAA) does not consider noise sensitive land uses within the 60 DNL to be significantly impacted, however, aircraft noise is present and may be an annoyance to noise sensitive land uses. The FAA requires all airports to protect approach, departure, and circling airspace up to five miles from the air operations area including mitigating potential wildlife attractants. Guidance is provided in Advisory Circular 150/5200-33C Hazardous Wildlife Attractants on or near Airports. The listed parcels do fall into the horizontal surface which requires building height to be no more than 235.1 MSL.

Prior to construction, a 7460-1 Notice of Proposed Construction shall be submitted through the FAA's website at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> prior to construction. The FAA will conduct an airspace analysis to determine if the final structures or construction activities, such as the use of a crane, will interfere with flight operations. A Notice to Airmen may be required during construction.

(6) Intensity of Development

The proposed development is consistent with the proposed Low Density Residential (LDR) and Rural Residential (RR) functional land use categories as a single family subdivision. The PUD is appropriate at this location because

- The availability and location of utility services and public facilities and services:
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Access will be provided from Normandy Boulevard, which is controlled by FDOT. The location and length of any acceleration and deceleration lanes will be determined by FDOT.
- Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare and safety:

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area and

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District identified 20.29 acres of Category II and Category III wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

Complete a flood study using detailed methodologies comparable to current COJ Flood Insurance Study to develop Base Flood Elevation data

Indicate FIRM, revised SFHA and calculated BFE on plan sheets

Indicate revised SFHA affected by development efforts

Complete FEMA-FIRM LOMA for establishing BFE, and CLOMR/ ESA for filling efforts in amended Special Flood Hazard Area

Engineer to diligently pursue the LOMR

Revise MSMP model through CDM-Smith, Lisa Sterling; as needed.

Elevation Certificate required for structures built on parcels that include a portion of SFHA, in or removed from SFHA

January 2020; COJ now enforces 2.0' freeboard for MINIMUM FFE. Design Flood elevation is BFE plus 2' freeboard

(9) Listed species regulations

The Wildlife Survey dated August 28, 2020 by Environmental Solutions, Inc. did not find evidence of any protected species on the subject property.

(10) Off-street parking including loading and unloading areas.

The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on September 9, 2021, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2021-521** be **APPROVED with the following exhibits:**

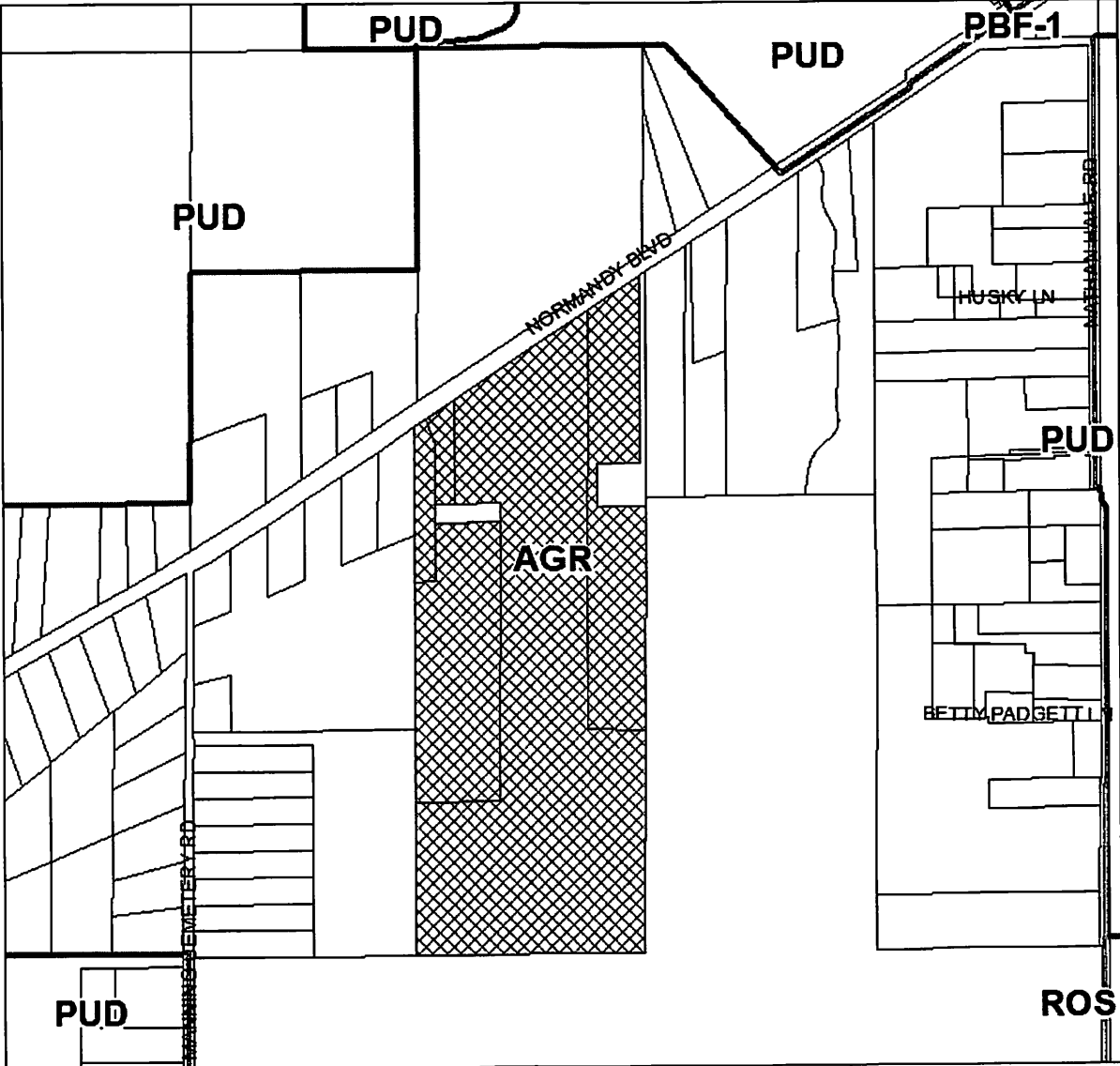
1. The original legal description dated February 24, 2021.
2. The revised written description dated August 19, 2021.
3. The revised site plan dated August 20, 2021.



View of subject property



View of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: AGR</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 310 620 1,240 Feet</p> <p>COUNCIL DISTRICT: 12</p>
<p>ORDINANCE NUMBER ORD-2021-0521</p>	<p>TRACKING NUMBER T-2020-3202</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0521 **Staff Sign-Off/Date** BEL / 06/16/2021
Filing Date 08/04/2021 **Number of Signs to Post** 6
Hearing Dates:
1st City Council 09/14/2021 **Planning Commission** 09/09/2021
Land Use & Zoning 09/21/2021 **2nd City Council** 09/28/2021
Neighborhood Association NONE
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3202 **Application Status** PENDING
Date Started 10/21/2020 **Date Submitted** 10/21/2020

General Information On Applicant

Last Name HAINLINE **First Name** T.R. **Middle Name**
Company Name
ROGERS TOWERS, P.A.
Mailing Address
1301 RIVERPLACE BOULEVARD, SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043465531 **Fax** 9043960663 **Email** THAINLINE@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name DAY **First Name** JOHN **Middle Name**
Company/Trust Name
H. SMITH, INC.
Mailing Address
3741 SAN JOSE PLACE, STE 7
City JACKSONVILLE **State** FL **Zip Code** 32257
Phone **Fax** **Email**

Last Name VILETT **First Name** RORY **Middle Name** E.
Company/Trust Name
Mailing Address
1342 EDDY ROAD
City JACKSONVILLE **State** FL **Zip Code** 32211
Phone **Fax** **Email**

Last Name
BELL

First Name
WILBUR

Middle Name
C.

Company/Trust Name

Mailing Address

14370 NORMANDY BOULEVARD

City

JACKSONVILLE

State

FL

Zip Code

32234

Phone

Fax

Email

Last Name

BELL

First Name

DONNA

Middle Name

F.

Company/Trust Name

Mailing Address

14370 NORMANDY BOULEVARD

City

JACKSONVILLE

State

FL

Zip Code

32234

Phone

Fax

Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 002315 0000	12	4	AGR	PUD
Map 002315 0022	12	4	AGR	PUD
Map 002315 1000	12	4	AGR	PUD
Map 002316 0000	12	4	AGR	PUD
Map 002316 1000	12	4	AGR	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

AGR-III,AGR-IV

Land Use Category Proposed?

If Yes, State Land Use Application #

5482

Total Land Area (Nearest 1/100th of an Acre) 103.85

Development Number

Proposed PUD Name BELLBROOKE PUD

Justification For Rezoning Application

PLEASE SEE EXHIBIT D ATTACHED.

Location Of Property

General Location

SO. SIDE OF NORMANDY BLVD B/T MANNING CEMETERY RD & NATHAN HALE RD

House #	Street Name, Type and Direction	Zip Code
0	NORMANDY BLVD	32234

Between Streets

NORMANDY BOULEVARD and MANNING CEMETERY ROAD

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- | | |
|--|-------------------|
| 1) Rezoning Application's General Base Fee: | \$2,269.00 |
| 2) Plus Cost Per Acre or Portion Thereof | |
| 103.85 Acres @ \$10.00 /acre: | \$1,040.00 |
| 3) Plus Notification Costs Per Addressee | |
| 18 Notifications @ \$7.00 /each: | \$126.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$0.01 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

Exhibit 1 LDR PUD

REVISED 2 2 21

(PARCEL 4 AND PARCEL 5 - BELL)

A PORTION OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 20; THENCE SOUTH 89°30'49" WEST, ALONG THE SOUTHERLY LINE OF THE WEST 1/2 OF SAID SECTION 20, A DISTANCE OF 1320.82 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18606, PAGE 492 OF SAID COUNTY; THENCE NORTH 00°09'52" EAST ALONG SAID EAST LINE, A DISTANCE OF 897.19 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7363, PAGE 515 OF SAID COUNTY; THENCE NORTH 89°31'40" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 500.00 FEET TO THE EAST LINE OF LANDS DESCRIBED IN RECORDS BOOK 7363, PAGE 515 OF SAID COUNTY; THENCE NORTH 00°09'52" EAST ALONG SAID EAST LINE, A DISTANCE OF 1509.26 FEET; THENCE DEPARTING SAID EAST LINE AND FOLLOWING THE NEXT (12) COURSES AND DISTANCES:

COURSE (1) SOUTH 89°50'08" EAST, A DISTANCE OF 13.03 FEET;

COURSE (2) SOUTH 62°19'26" EAST, A DISTANCE OF 157.29 FEET;

COURSE (3) NORTH 87°20'08" EAST, A DISTANCE OF 94.07 FEET;

COURSE (4) NORTH 84°59'54" EAST, A DISTANCE OF 110.59 FEET;

COURSE (5) SOUTH 51°54'21" EAST, A DISTANCE OF 72.56 FEET;

COURSE (6) SOUTH 81°24'59" EAST, A DISTANCE OF 66.57 FEET;

COURSE (7) SOUTH 68°57'45" EAST, A DISTANCE OF 66.67 FEET;

COURSE (8) SOUTH 50°31'39" EAST, A DISTANCE OF 153.39 FEET;

COURSE (9) SOUTH 87°57'17" EAST, A DISTANCE OF 124.58 FEET;

COURSE (10) SOUTH 34°26'56" EAST, A DISTANCE OF 9.99 FEET;

COURSE (11) NORTH 62°16'47" EAST, A DISTANCE OF 28.04 FEET;

COURSE (12) SOUTH 67°59'50" EAST, A DISTANCE OF 11.71 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6268, PAGE 1662 OF SAID COUNTY; THENCE SOUTH

00°19'04" WEST ALONG SAID WEST LINE, A DISTANCE OF 1280.27 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,328,229 SQ. FT. / 53.45 ACRES MORE OR LESS

TOGETHER WITH:

(PARCEL 6)

A PORTION OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE; COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 20; THENCE SOUTH 89°30'49" WEST, ALONG THE SOUTHERLY LINE OF THE WEST 1/2 OF SAID SECTION 20, A DISTANCE OF 1320.82 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18606, PAGE 492 OF SAID COUNTY; THENCE NORTH 00°09'52" EAST ALONG SAID EAST LINE, A DISTANCE OF 897.19 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14830, PAGE 544 OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE NORTH 89°31'40" EAST, A DISTANCE OF 500.00 FEET TO THE WEST LINE OF LANDS DESCRIBED IN RECORDS BOOK 14830, PAGE 544 OF SAID COUNTY; THENCE NORTH 00°09'52" EAST ALONG SAID WEST LINE, A DISTANCE OF 1632.51 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 89°31'40" WEST ALONG THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9655, PAGE 786, A DISTANCE OF 380.00 FEET, THENCE NORTH 00°09'52" WEST, A DISTANCE OF 458.42 FEET; THENCE NORTH 19°03'37" WEST TO THE SOUTHERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD (ALSO KNOWN AS STATE ROAD 228) (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED), A DISTANCE OF 155.85 FEET; THENCE SOUTH 56°29'05" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 82.53 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 00°09'52" EAST, A DISTANCE OF 2193.65 FEET TO THE POINT OF BEGINNING.

CONTAINING: 883,602 SQ. FT. / 20.28 ACRES MORE OR LESS

TOGETHER WITH:

(PARCEL 7)

A PORTION OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE; COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 20; THENCE SOUTH 89°30'49" WEST, ALONG THE SOUTHERLY LINE OF THE WEST 1/2 OF SAID SECTION 20, A DISTANCE OF 1320.82 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18606, PAGE 492 OF SAID COUNTY; THENCE NORTH 00°09'52" EAST ALONG SAID EAST LINE, A DISTANCE OF 897.19 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14830, PAGE 544 OF SAID COUNTY;

THENCE NORTH 89°31'40" EAST, A DISTANCE OF 500.00 FEET TO THE WEST LINE OF LANDS DESCRIBED IN RECORDS BOOK 14830, PAGE 544 OF SAID COUNTY; THENCE NORTH 00°09'52" EAST ALONG SAID WEST LINE, A DISTANCE OF 1742.51 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 89°31'40" WEST ALONG THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9655, PAGE 786, A DISTANCE OF 264.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°09'52" EAST ALONG SAID WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14830, PAGE 544 OF SAID COUNTY, A DISTANCE OF 605.78 FEET TO SAID SOUTHERLY RIGHT OF WAY OF NORMANDY BOULEVARD; THENCE SOUTH 56°29'05" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 201.06 FEET; THENCE

DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 19°03'37" EAST ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7363, PAGE 515 OF SAID COUNTY, A DISTANCE OF 155.85 FEET; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°9'52" WEST, A DISTANCE OF 348.42 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9655, PAGE 786 OF SAID COUNTY; THENCE ALONG SAID NORTH LINE, NORTH 89°31'40" EAST, A DISTANCE OF 116.00 FEET TO THE POINT OF BEGINNING.
CONTAINING: 70,512 SQ. FT. / 1.62 ACRES MORE OR LESS

Exhibit 1 RR A R

REVISED 2 2 21

A portion of the West 1/2 of Section 20, Township 3 South, Range 24 East, Duval County, Florida and being more particularly described as follows: For a point of beginning commence at the Southeast corner of the West 1/2 of said Section 20, Township 3 South, Range 24 East; thence South 89 degrees 31' 40" West, along the Southerly line of said Section 20, 1321.00 feet to the on said southerly line; thence North 00 degrees 09' 52" East, 897.51 feet; thence North 89 degrees 31' 40" East, 500.00 feet; thence North 00 degrees 09' 52" East, 1742.51 feet; thence South 89 degrees 31' 40" wist, 264.00 feet; thence North 00 degrees 09' 52" East, 604.25 feet to the Southerly right of way line of Normandy Boulevard (as now established); thence North 56 degrees 30' 30" East along said Southerly right of way line, 903.27 feet to a point on said right of way line; thence South 00 degrees 16' 15" West, 2451.27 feet; thence south 89 degrees 43' 45" East, 340.00 feet; thence South 00 degrees 16' 15" West, 1280.91 feet to the Point of Beginning. Lands thus described contain 64.26 acres, more or less.

Together with:

A portion of the West 1/2 of Section 20, Township 3 South, Range 24 East, Duval County, Florida and being more particularly described as follows: For a point of reference commence at the Southeast corner of the West 1/2 of said Section 20, Township 3 South, Range 24 East; thence North 00 degrees 16' 15" East, 1280.91 feet to the Point of Beginning; thence North 89 degrees 43' 45" West, 340.00 feet; thence North 00 degrees 16' 15" East, 2451.27 feet to the Southerly right of way line of Normandy Boulevard (as now established); thence North 56 degrees 30' 30" East along said Southerly right of way line, 408.97 feet to a point on said Southerly right of way line; thence South 00 degrees 16' 15" West, 2678.56 feet to the Point of Beginning. Lands thus described contain 20.02 acres, more or less.

Less and except:

A PORTION OF THE WEST ½ OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE WEST ½ OF SAID

SECTION 20; THENCE NORTH 00°19'49" EAST ALONG THE EAST LINE OF THE WEST ½ OF SAID SECTION 20, A DISTANCE OF 2591.51 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°43'45" WEST DEPARTING SAID EAST LINE, A DISTANCE OF 279.95 FEET; THENCE NORTH 00°16'15" EAST, A DISTANCE OF 250.47 FEET; THENCE SOUTH 89°43'45" EAST, A DISTANCE OF 245.00 FEET; THENCE NORTH 00°16'15" EAST, A DISTANCE OF 1097.64 FEET TO IT'S INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF NORMANDY BOULEY ARD ALSO KNOWN AS STATE ROAD NUMBER 228. (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 56°29'00" EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 42.11 FEET TO IT'S INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 7363, PAGE 514 OF SAID COUNTY, SAID LINE ALSO BEING THE EAST LINE OF THE WEST ½ OF SAID SECTION 20; THENCE SOUTH 00°16'15" WEST DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE AND ALONG SAID EAST LINE, A DISTANCE OF 1320.71 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 20; THENCE SOUTH 00°19'49" WEST ALONG THE EAST LINE OF THE WEST

1/2 OF SAID SECTION 20, A DISTANCE OF 50.81 FEET TO THE POINT OF BEGINNING, CONTAINING 2.50 ACRES, MORE OR LESS.

Less and except: (PARCEL 4 AND PARCEL 5)

A PORTION OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 20; THENCE SOUTH 89°30'49" WEST, ALONG THE SOUTHERLY LINE OF THE WEST 1/2 OF SAID SECTION 20, A DISTANCE OF 1320.82 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 18606, PAGE 492 OF SAID COUNTY; THENCE NORTH 00°09'52" EAST ALONG SAID EAST LINE, A DISTANCE OF 897.19 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7363, PAGE 515 OF SAID COUNTY; THENCE NORTH 89°31'40" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 500.00 FEET TO THE EAST LINE OF LANDS DESCRIBED IN RECORDS BOOK 7363, PAGE 515 OF SAID COUNTY; THENCE NORTH 00°09'52" EAST ALONG SAID EAST LINE, A DISTANCE OF 1509.26 FEET; THENCE DEPARTING SAID EAST LINE AND FOLLOWING THE NEXT (12) COURSES AND DISTANCES:

COURSE (1) SOUTH 89°50'08" EAST, A DISTANCE OF 13.03 FEET;

COURSE (2) SOUTH 62°19'26" EAST, A DISTANCE OF 157.29 FEET;

COURSE (3) NORTH 87°20'08" EAST, A DISTANCE OF 94.07 FEET;

COURSE (4) NORTH 84°59'54" EAST, A DISTANCE OF 110.59 FEET;

COURSE (5) SOUTH 51°54'21" EAST, A DISTANCE OF 72.56 FEET;

COURSE (6) SOUTH 81°24'59" EAST, A DISTANCE OF 66.57 FEET;

COURSE (7) SOUTH 68°57'45" EAST, A DISTANCE OF 66.67 FEET;

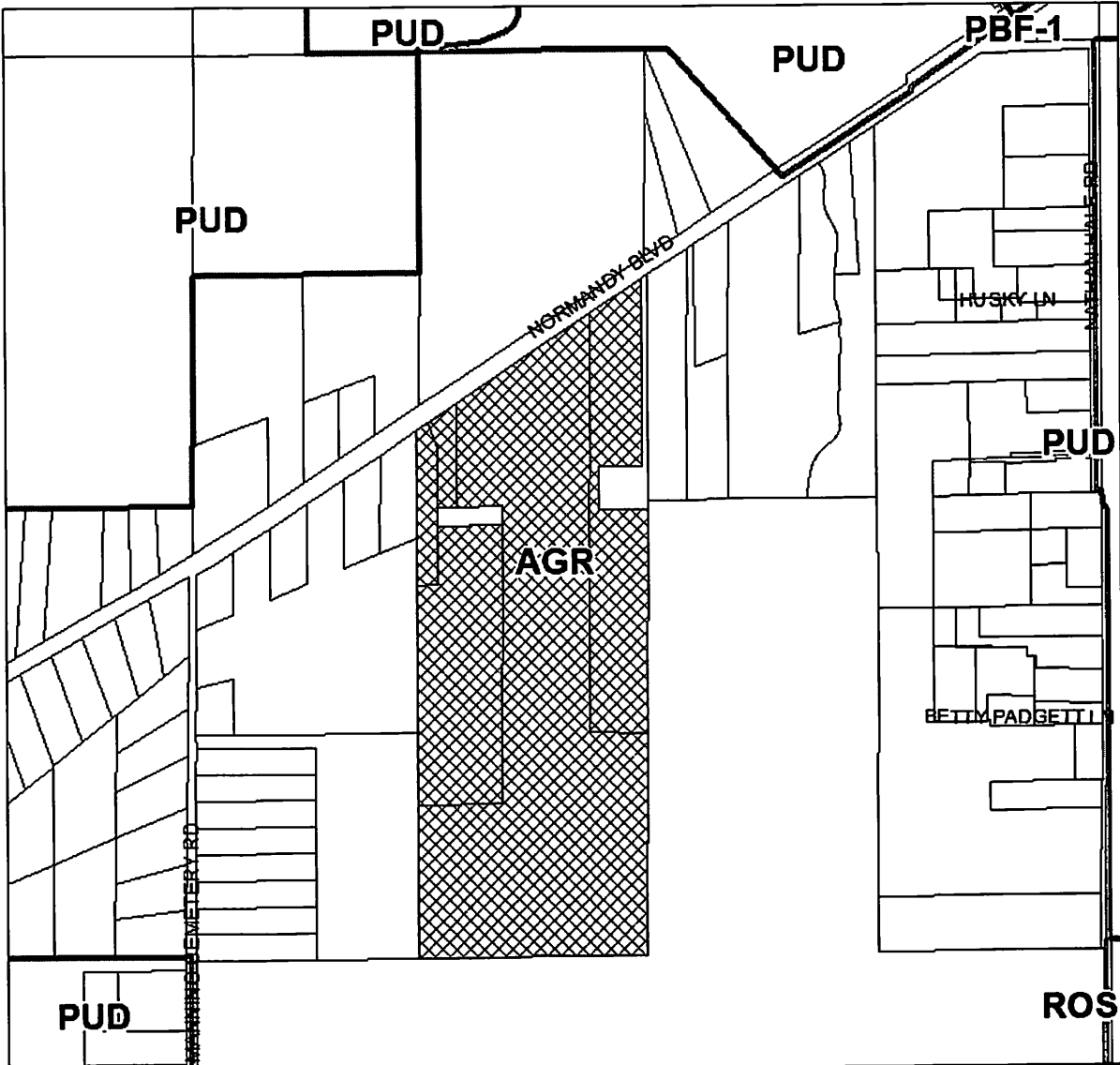
COURSE (8) SOUTH 50°31'39" EAST, A DISTANCE OF 153.39 FEET;

COURSE (9) SOUTH 87°57'17" EAST, A DISTANCE OF 124.58 FEET;

COURSE (10) SOUTH 34°26'56" EAST, A DISTANCE OF 9.99 FEET;

COURSE (11) NORTH 62°16'47" EAST, A DISTANCE OF 28.04 FEET;

COURSE (12) SOUTH 67°59'50" EAST, A DISTANCE OF 11.71 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6268, PAGE 1662 OF SAID COUNTY; THENCE SOUTH 00°19'04" WEST ALONG SAID WEST LINE, A DISTANCE OF 1280.27 FEET TO THE POINT OF BEGINNING.

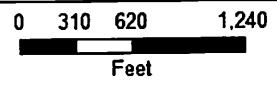
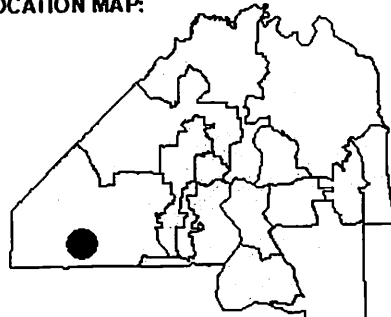


REQUEST SOUGHT:

FROM: AGR

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2020-3202

EXHIBIT 2

PAGE 1 OF 1

Bellbrooke PUD

Written Description August 19, 2021

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 002315-1000; 002316-0000; 002315-0000; 002315-0022; 002316-1000
- B. Current Land Use Designation: AGR-III and AGR-IV
- C. Proposed Land Use Designation: LDR
- D. Current Zoning District: AGR
- E. Proposed Zoning District: PUD

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

H. Smith, Inc. (the "Applicant") proposes to rezone approximately 81.34 acres of property located approximately 4.5 miles west of the Cecil Commerce Center on Normandy Boulevard, 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. 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 "Site Plan").

The proposed development of the Property with single family residential uses is consistent and compatible with the surrounding area. The property is just south of Saddle Brook Landing, a 195 units townhome development. Adjacent to Saddle Brook Landing is an additional 53.71 acres approved for multifamily (216 apartments at 4 units per acre). The Property is bounded to the south and east by public lands owned by the St. Johns River Water Management District. The Property also is located in close proximity to Cecil Field. Given its location, residential development of the Property would be well positioned to use nearby recreation areas (Sal Taylor Preserve; St. Johns River Water Management District lands) and would provide single family housing opportunities to employees at the growing Cecil Field/Cecil Commerce Center.

According to the City of Jacksonville's website, "Cecil Commerce Center is a significant, long-term economic development asset of the City of Jacksonville..." and has more than 4,700 available acres for development, targeting investment from around the world. The master developer of Cecil Commerce Center is Hillwood, who, according the City's website, has "the expertise, track record and private capital resources needed to develop this large industrial site and create the job haven and economic driver for Jacksonville that the community has envisioned."

For Cecil Commerce Center to be a "job haven", employees need places nearby to live that meet the demands of current homebuyers. Currently, there are no single-family residential developments between the First Coast Expressway and the Trails (roughly 6.5 miles from Cecil

Commerce Center). As proposed for development, the Property would be the closest large single-family site to Cecil Commerce Center. This type of development is needed to provide adequate choices for residents and employees in this area and will complement the townhomes and apartments to the north.

The Property lies within the Agriculture (III) (AGR-III) and Agriculture (IV) (AGR-IV) land use categories on the Future Land Use Map (FLUM) and within the Rural 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 Property as Low Density Residential (LDR), together with extending the Suburban Development Area to include the Property. Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	AGR-II, AGR-III	AGR	Conservation/Preserve
East	AGR-III, AGR-IV, PBF, MU	AGR, PUD, ROS	Single family residential, Conservation/Preserve, Cecil Commerce Center
North	LDR, RR, AGR-III, AGR-IV	AGR, PUD, PBF-1	Multi-family residential, Vacant, Future single family residential
West	AGR-III, AGR-IV	AGR	Single family residential

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 3.08 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. The parcel designations are solely for purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. The residential use will feature a desirable and compatible mix of lot sizes, a maximum of sixty percent (60%) will have a lot width of not less than fifty (50) feet and a minimum of at least forty percent (40%) will have a lot width of not less than sixty (60) feet.

Single family residential uses, as described in Section III.C below, shall be permitted on the Property.

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 3.08 dwelling units per acre (250 d.u./81.34 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; provided, however,
 - (i) the lots located on the western boundary of the Property shall all have a minimum lot width of sixty (60) feet and
 - (ii) a maximum of sixty percent (60%) will have a lot width of not less than fifty (50) feet and a minimum of at least forty percent (40%) will have a lot width of not less than sixty (60) feet.
- 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*—Fifty (50) 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.
 - (5) *Street Frontage*—Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).
- 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* —Fifty (50) 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.
- (5) *Street Frontage*—Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).

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. Single Family Lot Requirements

To ensure compatibility with the existing residential uses on the western boundary, the lots located on the western boundary of the Property shall all have a minimum lot width of sixty (60) feet and a six (6) foot vinyl fence shall be installed along said boundary. Additionally, a maximum of sixty percent (60%) of the lots shall have a lot width of not less than fifty (50) feet and a minimum of at least forty percent (40%) shall have a lot width of not less than sixty (60) feet.

5. 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 on the Property 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 2.5 acres of active recreation (1 acre per 100 lots) is required. As shown on the Site plan, approximately 5.86 acres park/active recreation space will be provided throughout the Property, which is in addition to approximately 5.07 acres of wetlands that will remain on the Property.

2. Access

Access will be provided as shown on the Site Plan via Normandy Boulevard. The location and design of the access points on Normandy Boulevard, 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. Acceleration and deceleration lanes will be provided on Normandy Boulevard to the extent required by the City Traffic Engineer or the Florida Department of Transportation.

3. Entrance to the Property

The entrance to the Property shall be well landscaped, in accordance with Part 13 of the Zoning Code, and shall include a pond with a fountain. Additionally, no residential lot shall be located closer than 600 feet from Normandy Boulevard.

4. Signage

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

a. Community Identification Monument Sign at Main Entrance of Property.

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

Each of these monument signs, if applicable, 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

5. Architectural Finishes of Homes.

The following standards shall apply to all new homes within the Property: (a) the façade (front) of each single-family detached home must have at least two different finishes, one being a primary finish and the secondary finish being an accent feature, (b) no vinyl siding can be used on a single family home, and (c) and no panel siding can be used as the primary building product on the façade (front) of any single family detached home. As part of verification of substantial compliance for the first residential use, recorded covenants and restrictions will be delivered to the Planning and Development Department with provisions consistent with the foregoing.

6. 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.

7. Silviculture Uses May Continue.

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

8. 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, a six (6) foot vinyl fence shall be provided along the western boundary of the Property, as shown on the Site Plan.

9. 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. Additionally, the mix of residential lot sizes described herein shall not be adjusted by a minor modification to the PUD, but rather a PUD to PUD rezoning would be required.

10. Parking

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2020). Off-street parking on the Property shall be provided in garages and driveways.

11. Sidewalks, Trails and Bikeways

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

12. Impervious Surface

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

13. Utilities

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

14. Airport Notice Zone Requirements

All or a portion of the Property may be located in an Airport Notice Zone for Cecil Airport and development in accordance with this PUD shall meet the requirements set forth in Part 10, Zoning Code, including the Recorded Airport Notice Zone Acknowledgement. Developer shall include in a prominent place, a reference on the site plan, covenants, deeds and restrictions of the community, and the plat the following statement “NOTICE: Individual lots may be located in an Airport Notice Zone and may be subject to increased noise or hazard levels associated with air traffic operations.” Such notice shall be a condition for approval of such documents.

15. 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 July 31, 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, as described in greater detail above, this type of development is needed to provide adequate choices for residents and employees in this area and will complement the townhomes and apartments to the north.

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 provides specific lot requirements; 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
Signage	656.1303(a): (a) Residential zoning districts: (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 Section 656.404 or Chapter 654. 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>	
<p>Permitted Uses:</p>	<p><u>RLD-50/60 and 100-A §656.305(A)(II)(a)</u></p> <p>(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</p>	<ol style="list-style-type: none"> 1. Single family detached dwellings. 2. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses. 3. Mail center. 4. 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. 5. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. 6. Parks, playfields, playgrounds, 	<p>To allow for development of single family residential on the Property.</p>

	<p>standards development criteria set forth in Part 4.</p> <p>(7) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) Golf courses meeting the performance standards and development criteria set forth in Part 4.</p> <p>(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.</p> <p>(10) Country clubs meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11) Home occupations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(12) Detached Accessory Dwelling Unit (RLD-TND only).</p>	<p>dog/pet parks, recreational paths, recreational and community structures, passive open space, and similar uses.</p>	
<p>Lot Requirements</p>	<p>For RLD 50/60:</p> <p>Width – 50/60 feet, as applicable Area – 5,000/6,000 square feet, as applicable Max. Lot Coverage – 50%</p> <p>Minimum Yard Requirements:</p> <p style="padding-left: 40px;">Front—20 feet. Side—5 feet. Rear—10 feet.</p> <p>For CCG-1: <i>Minimum lot requirements (width and area).</i> None, except as otherwise required for certain uses. <i>Maximum lot coverage by all buildings.</i> None, except as otherwise required for certain uses. <i>Impervious surface ratio</i> as required by <u>Section 654.129.</u> <i>Minimum yard requirements.</i></p> <p>Front—None. Side—None</p> <p>Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.</p> <p>Rear—10 feet</p> <p><i>Maximum height of structures.</i> Sixty feet.</p> <p>656.407:</p> <p>No dwelling or dwellings may be constructed on a lot in a residential zoning district unless the lot has frontage on a public or approved private street equal to</p>	<p><i>Minimum yard requirements.</i> 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:</p> <p>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.</p> <p>Side— Five (5) feet.</p> <p>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.</p> <p>Side Street—Ten (10) feet from building face to back of right-of-way.</p> <p><i>Street Frontage</i>—Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).</p> <p><i>50 ft. Lots:</i></p> <p><i>Minimum lot requirement (width and area).</i> Width—Fifty (50) feet. Area—5,000 square feet.</p>	<p>To account for unique site characteristics.</p>

	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 35 feet or 80 percent of the minimum lot width, whichever is less.	<p><i>Maximum lot coverage</i> —Fifty (50) percent.</p> <p><i>Minimum yard requirements.</i> 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:</p> <p>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.</p> <p>Side— Five (5) feet.</p> <p>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.</p> <p>Side Street—Ten (10) feet from building face to back of right-of-way.</p> <p><i>Street Frontage</i>—Lots located at a cul-de-sac turnaround, on curves and corner lots will require a minimum of twenty-five feet (25') of street frontage. Otherwise, each lot shall have street frontage equal to not less than eighty percent (80%) of the minimum lot width. Additionally, so long as a cul-de-sac, curve or corner lot is the appropriate width at some point (not necessarily at the building restriction line), the structure can be built anywhere on the lot (as long as required setbacks and required building restriction lines are met).</p>	
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	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.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.

VIII. Names of Development Team

Developer: H. Smith, Inc.

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:

A listed species survey is attached hereto as Exhibit I.

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.

**MASTER DEVELOPMENT PLAN
FOR
NORMANDY PROPERTY - BELLSBROOKE
H. SMITH, INC.**

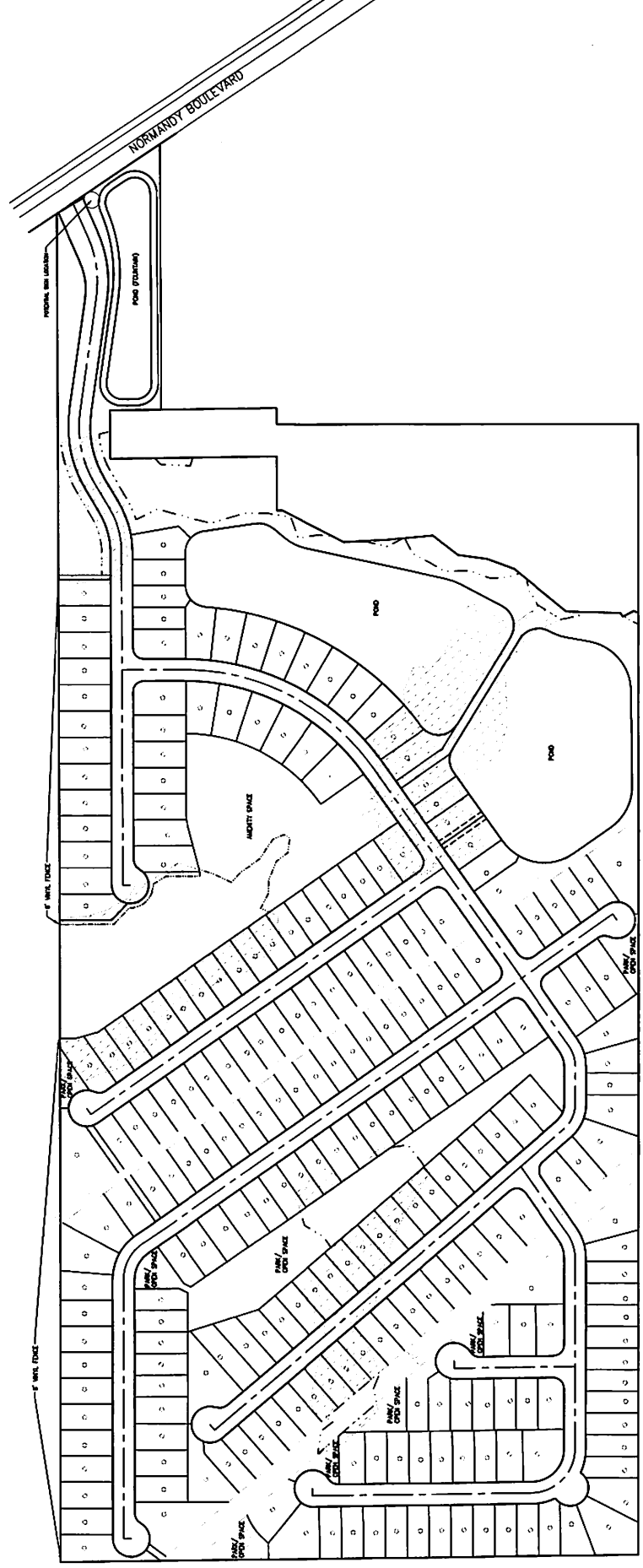


VISION • EXPERIENCE • RESULTS
721 292-4444
14775 Old St. Augustine Road
Jacksonville, FL 32218
REG. P.M.A. LC - 0000114

ETM NO. 20-058
REVISIONS
CHECKED BY: JAR
DESIGNED BY: JAR
DATE: JUNE 2021

PLANS PREPARED UNDER THE
DIRECTION OF:
MEMBERS

1:\2021\20-058\10-058.dwg (Sheet) 10-058.rvt (20-058.rvt) 10-058.rvt 10-058.rvt



SITE DATA - RESIDENTIAL PARCEL

1. PARCEL IDENTIFICATION NUMBER	100
2. TOTAL PROJECT AREA	481.34 AC
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LEGEND

[Symbol]	WETLAND PRESERVATION (APPROXIMATE AREA)
[Symbol]	WETLAND IMPACT (APPROXIMATE AREA)
[Symbol]	PARKS/OPEN SPACE



EXHIBIT F

PUD Name

Bellbrooke PUD

Date

6/18/2021

Land Use Table

Total gross acreage	103.85	Acres	100 %
Amount of each different land use by acreage			
Single family	81.34	Acres	78 %
Total number of dwelling units	250	D.U.	
Multiple family		Acres	
Total number of dwelling units		D.U.	
Commercial		Acres	
Industrial		Acres	
Other land use	22.51	Acres	22 %
Active recreation and/or open space	5.86	Acres	5 %
Passive open space, wetlands, pond	20.29	Acres	20 %
Public and private right-of-way	10.81	Acres	10 %
Maximum coverage of non-residential buildings and structures		Sq. Ft.	

* The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in Exhibit 3 (Written Description).



Availability Letter

Andrew Kenyon

5/14/2021

England-Thims & Miller

14775 Old St. Augustine Road

Jacksonville, Florida 32258

Project Name: Normandy Property - Bellbrook

Availability #: 2021-2205

Attn: Andrew Kenyon

Thank you for your inquiry regarding the availability of Chilled Water, Electric, Reclaim, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:


https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

 Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-2205

Request Received On: 5/12/2021

Availability Response: 5/14/2021

Prepared by: Susan West

Expiration Date: 05/14/2023

Project Information

Name: Normandy Property - Bellbrook

Address:

County: Duval County

Type: Chilled Water,Electric,Reclaim,Sewer,Water

Requested Flow: 87500

Parcel Number: 002315 1000, 002316 1000, 002316 0500, 002316 0000, 002315 0000, 002315 0022

Location:

Description: ~76 ac. of +- 250 units of single family residential development.

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 20 inch water main along Normandy Blvd

Connection Point #2:


Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: Southwest

Connection Point #1: Existing 16 inch force main along Normandy Blvd

Connection Point #2:

 Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal.

Reclaimed Water

Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions: Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.