

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2013-0474

TO PLANNED UNIT DEVELOPMENT

AUGUST 29, 2013

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 2013-0474** to Planned Unit Development.

Location: 12567 Aladdin Road
Between LinJohn Road and Julington Creek Road

Real Estate Number: 159127 0000

Current Zoning District: Agricultural (AGR)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

City Council District: The Honorable Matt Schellenberg, District 6

Applicant/Agent: L. Charles Mann
Mann-Pelicer, Inc.
165 Arlington Road
Jacksonville, Florida 32211

Owner: Brad Barnett
Gingerbread Acres, LLC
12656 Steeplechase Lane
Jacksonville, Florida 32223

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development Ordinance **2013-0474** seeks to rezone approximately 8.5± acres of land from AGR to PUD. The rezoning to PUD is being sought for the purpose of developing a 19 unit single-family subdivision. The property is currently developed with a horse farm along with several wooded acres and wetland. All uses by right within the RLD-100B Zoning District will be permitted by right in the PUD, whereas uses permitted by exception in RLD-100B will be permissible by exception as well. Single-family parcels will be a minimum width of 100 feet and 10,900 square feet in area. Setbacks are consistent with those found in the RLD-60 and RLD-70 Zoning Districts. A small 0.5 acre area in the northeasterly portion of the property will be set aside for a retention pond.

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.

(1) 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 Low Density Residential (LDR) 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. The LDR functional land use category permits housing developments in a gross density range of up to seven (7) dwelling units per acre when full urban services are available to the site. The proposed PUD proposes a gross density of 2.2 dwelling units to the acre and will have full urban services available to the site. 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.

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

Yes. The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

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

No. The written description and the site plan of the intended plan of development meet all portions of the City's land use regulations and further their intent by providing specific development standards.

Furthermore, 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 as follows:

(1) Consistency with the 2030 Comprehensive Plan

Yes. 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): Low Density Residential (LDR).

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

FLUE 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.

FLUE Policy 1.1.10 Promote the use of Planned Unit Developments (PUDs), cluster development, 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.

FLUE Policy 3.1.6 The City shall provide for 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.

Therefore, proposed rezoning to Planned Unit Development, as conditioned, is consistent with the 2030 Comprehensive Plan, and further the following goals, objectives and policies contained therein.

(2) Consistency with the Concurrency and Mobility 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 Management System Office (CMSO) prior to development approvals. Mobility Application # 82690 / City Development # 8822 was submitted for 19 single family homes. The Mobility Fee amount was \$39,735 and came in under the name "White Oak Farms" but has the same RE # in the project description.

The owner will need to submit a CRC application for the 19 lots and pay the mobility fee prior to Department sign off on the building permit applications.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a 19 unit single-family development. 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 with specific reference to the following:

The use of existing and proposed landscaping:

The project will be required to meet the minimal standards set forth in Section 656, Part 12.

The treatment of pedestrian ways:

Pedestrian sidewalks will be installed in accordance with the 2030 Comprehensive Plan.

The use of topography, physical environment and other natural features:

The site is essentially flat with no significant change in elevation; the resultant plan for development is strongly symmetrical and geometric. Protected wetland areas are utilized at the rear of a number of the properties.

Traffic and pedestrian circulation patterns:

The property will be accessed through one points of access on Aladdin Road. A review by the Development Services Division produced the following comments in a memo dated August 21, 2013 (attached):

- 1) Roadway shall be constructed in accordance with Section 3 of the Land Development Procedures Manual.**
- 2) Provide sidewalks per the Comprehensive Plan & Section 2 of the Land Development Procedures Manual.**
- 3) Walls, fences, signs, and landscaping shall be located so that the horizontal line of sight is not obstructed as outlined in FDOT Index 546.**

The use and variety of building setback lines, separations, and buffering:

Applicant proposes residential setback requirements identical to those found in the RLD-60 and RLD-70 Zoning Districts. However, the lot size proposed for this development is more consistent with larger lot subdivisions like RLD-100A and RLD-100B. Lot coverage and maximum building height remains the same.

The use and variety of materials:

All homes shall be at least 35% brick, stucco, stacked stone or other similar masonry product. T1-11 plywood product shall not be allowed on the exterior of any home.

Signage:

One double-faced or two single-faced signs not to exceed 24 square feet in area and 12 feet in height will be permitted to identify the subdivision. Furthermore, standard directional signage as described in Part 13 will also be permitted.

(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:

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

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	AGR	Single-family
East	LDR	RR-ACRE	Single-family
South	LDR	RR-ACRE	Single-family
West	LDR	RR-ACRE	Single-family

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category and is a single-use, single-family development, which is not to exceed 19 dwelling units. The PUD is appropriate at this location with specific reference to the following:

The existing residential density and intensity of use of surrounding lands:

The property is bordered on all sides by large-lot single-family homes. Homes are present on some single-family lots in the adjacent area. Surrounding homes can be found on lots between 1 and 1.5 acres in size. Just 300 feet to the south of the development, homes can be found on RLD-90 zoned properties of approximately 0.3 to 2.4 acres in size, south of Julington Creek Road and along Little Lane. This project proposes development standards that are similar to RLD-90 and RLD-100B conventional zoning. The single-family development is compatible with surrounding development and serves as a transition between large lot single-family development north along Aladdin Road, and similarly developed single-family properties to the south.

The availability and location of utility services and public facilities and services:

The site is served by city water. Private sewers for single-family lots will be installed.

(7) Usable open spaces plazas, recreation areas.

The project will not be developed with active recreation space.

(8) Impact on wetlands

Surveying of a 1995 Geographical Information Systems shape file did identify wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

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

The site is required to be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain an internal pedestrian system that meets the 2030 Comprehensive Plan. There will also be external sidewalks as required.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on August 14, 2013, the required Notice of Public Hearing sign was posted.



*Source: City of Jacksonville Planning and Development Department
Date: August 14, 2013*

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2013-0474 be **APPROVED with the following conditions:**

- 1) **The subject property is legally described in the original legal description dated April 9, 2013.**
- 2) **The subject property shall be developed in accordance with the original written description dated June 10, 2013.**
- 3) **The subject property shall be developed in accordance with the original site plan dated June 10, 2013.**
- 4) **The subject property shall be developed in accordance with the Development Services Division Memorandum dated August 21, 2013 or as otherwise approved by the Planning and Development Department.**



Existing horse farm/boarding stable.

*Source: City of Jacksonville Planning and Development Department
Date: August 14, 2013*



Home located just north of the Julington Creek Road and Aladdin Road intersection.

*Source: City of Jacksonville Planning and Development Department
Date: August 14, 2013*



Single-family property directly south of the project site.

*Source: City of Jacksonville Planning and Development Department
Date: August 14, 2013*



Driveway between subject property and adjacent single-family to the south.

*Source: City of Jacksonville Planning and Development Department
Date: August 14, 2013*



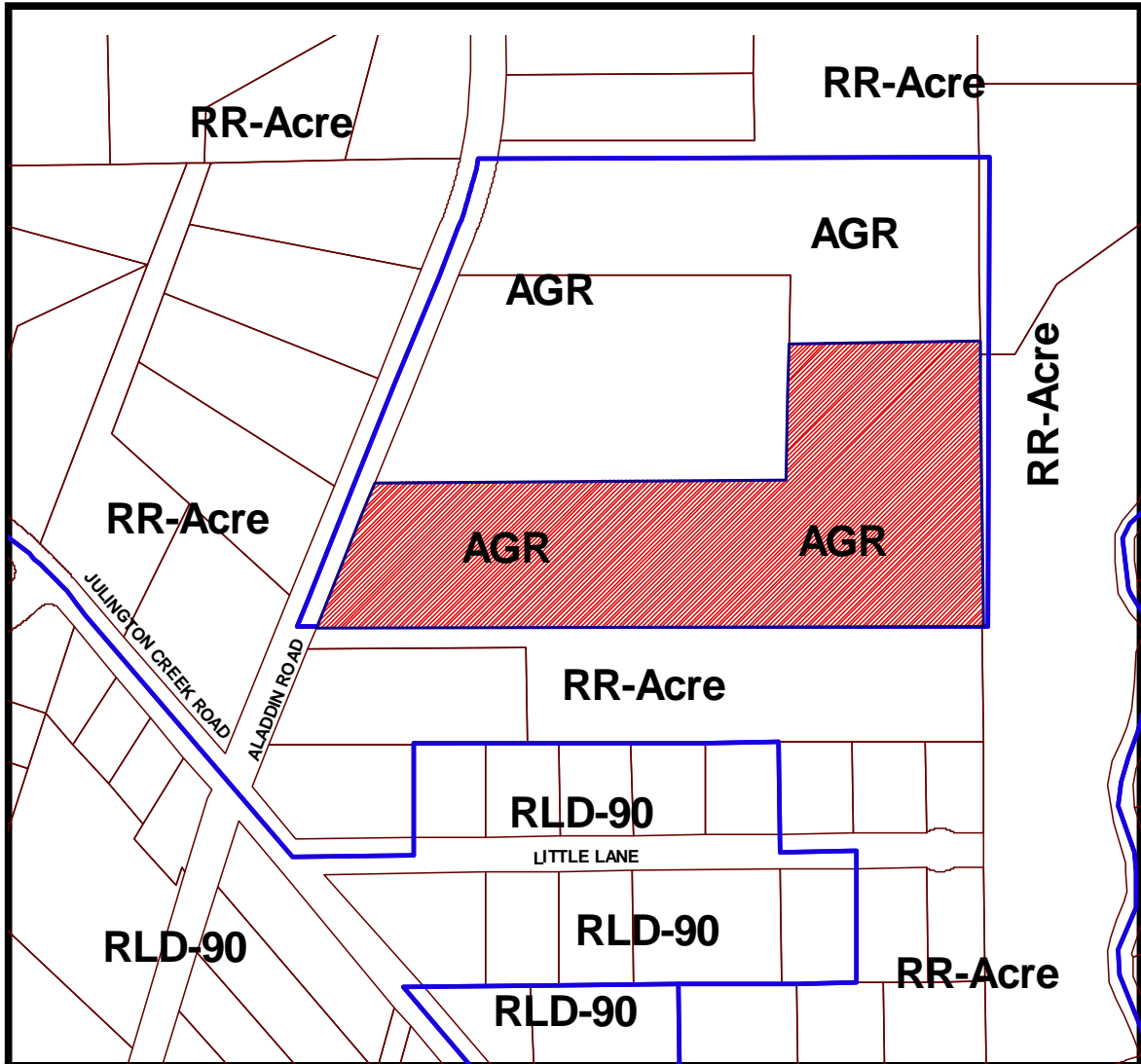
Single-family property directly north of the project site.

*Source: City of Jacksonville Planning and Development Department
Date: August 14, 2013*



Single-family property across from the subject site.

*Source: City of Jacksonville Planning and Development Department
Date: August 14, 2013*



<p>REQUEST SOUGHT:</p> <p>FROM: AGR</p> <p>TO: PUD</p>		<p>N W E S</p>
		<p>0 100 Feet</p>
		<p>COUNCIL DISTRICT: 6</p>
	<p>ORDINANCE -2013-0474</p>	<p>FILE COPY</p>



August 21, 2013

MEMORANDUM

TO: Aaron Glick, City Planner I
Planning and Development Department

FROM: Lisa King
Traffic Technician Senior

Subject: **Gingerbread Acres PUD**
PUD R-2013-474

Upon review of the referenced application, and based on the information provided to date, the Development Services Division has the following comments:

1. Roadway shall be constructed in accordance with Section 3 of the Land Development Procedures Manual.
2. Provide sidewalks per the Comprehensive Plan & Section 2 of the Land Development Procedures Manual.
3. Walls, fences, signs and landscaping shall be located so that the horizontal line of sight is not obstructed as outlined in FDOT Index 546.

Please understand that this does not constitute approval of the design elements. Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2013-474 Staff Sign-Off/Date AAG / 07/09/2013

Filing Date 07/23/2013 Number of Signs to Post 2

Hearing Dates:

1st City Council 08/27/2013 Planning Comission 08/29/2013

Land Use & Zoning 09/04/2013 2nd City Council 09/10/2013

Neighborhood Association NONE

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 365 Application Status PENDING

Date Started 04/09/2013 Date Submitted 04/09/2013

General Information On Applicant

Last Name	First Name	Middle Name
MANN	L	CHARLES

Company Name

MANN-PELLICER

Mailing Address

165 ARLINGTON ROAD

City	State	Zip Code
JACKSONVILLE	FL	32211

Phone	Fax	Email
9047211546	9047211582	CHARLIEMANN1@COMCAST.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
BARNETT	BRAD	

Company/Trust Name

GINGERBREAD ACRES LLC

Mailing Address

12656 STEEPLECHASE LANE

City	State	Zip Code
JACKSONVILLE	FL	32223

Phone	Fax	Email
9047211546	9047211582	CHARLIEMANN1@COMCAST.NET

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 159127 0000	6	3	AGR	PUD

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

Land Use Category Proposed?

If Yes, State Land Use Application #

Land Use Category

LDR

Total Land Area (Nearest 1/100th of an Acre) 8.50

Development Number

Proposed PUD Name GINGERBREAD ACRES PUD

Justification For Rezoning Application

SO THAT THE SITE MAY BE DEVELOPED AS SINGLE FAMILY HOMESITES WITH A MINIMUM OF 100 FEET OF WIDTH

Location Of Property

General Location

EAST SIDE OF ALADDIN ROAD, NORTH OF JULINGTON CREEK

House #	Street Name, Type and Direction	Zip Code
12957	ALADDIN RD	32223

Between Streets

JULINGTON CREEK ROAD and LINJOHN 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: | \$2,000.00 |
| 2) Plus Cost Per Acre or Portion Thereof | |
| 8.50 Acres @ \$10.00 /acre: | \$90.00 |
| 3) Plus Notification Costs Per Addressee | |
| 30 Notifications @ \$7.00 /each: | \$210.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,300.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT D

PUD Written Description

GINGERBREAD ACRES PUD

~~March 20, 2013~~

June 10, 2013

I. PROJECT DESCRIPTION

The subject property, hereafter referred to as the "Property", is legally described on Exhibit 1. The Property is identified as land described under Real Estate Number 159127-0000, of the Duval County Tax Assessor's Map. The Property is titled in the name of Gingerbread Acres. The Property contains 8.5 +/- acres and is located on Aladdin Road, north of Julington Creek Road. Currently, the Property has an LDR Land Use and an ACR Zoning. The Property is surrounded by LDR Land use and RR zoning. However, the development trend in the area is for 90 foot wide lots and smaller. The LDR Land Use allows for up to 7 units per acre. Our proposed density will be 2.3 units per acre. Currently, the Property is being used for a horse farm. This will continue until development of the Property.

II. USES AND RESTRICTIONS

A. Permitted Uses:

1. Single-family, detached homes; and
2. A horse farm to include, boarding

B. Accessory Structures

1. Accessory uses and structures are allowed as defined in Part 4 of the Zoning Code.

C. Restriction on Uses:

1. Trash cans, garbage cans, propane tanks and similar apparatus must be screened from any roadway by landscaping or opaque fencing, which is compatible with other structures located on the Property;
2. A request to deviate from the uses and restriction of this PUD shall be evaluated through the proper modification process, either minor modification, exception or PUD to PUD or at the determination of the Planning and Development Department process. This process may apply to a single lot or multiple lots under the same application.

3. All uses by right or by exceptions in the LDR-100B Zoning District and not otherwise addressed in this PUD document shall be allowed with the granting of a Zoning Exception by the proper governing body.

III. DESIGN GUIDELINES

There will be maximum of 19 units

A. Lot requirements:

1. *Minimum lot area:* 10,900 sq. feet

1	10,900
2	10,900
3	10,900
4	10,900
5	10,900
6	10,900
7	10,900
8	10,900
9	10,900
10	10,900
11	10,900
12	10,900
13	10,900
14	10,900
15	10,900
16	10,900
17	10,900
18	10,900
19	10,900

2. *Minimum lot width; 100 feet*

1	100
2	100
3	100
4	100
5	100
6	100
7	100
8	100
9	100
10	100
11	100
12	100
13	100
14	100
15	100
16	100
17	100
18	100
19	100

3. *Maximum lot coverage: 50%*
Maximum coverage of site by building and other structure 25%
or 95,000 sq ft +/-
4. *Minimum front yard: 20 feet*
5. *Minimum side yard: 5 feet*
6. *Minimum rear yard: 10 feet*
7. *Maximum height of structure: 35 feet*
8. Public right of Way will be 55,000 square feet +/- on 1.27 acres
9. The storm water retention/detention pond shall have, if wet, a fountain to keep down the development of mosquito larva. If a dry pond is required, then no fountain shall be utilized.
10. All homes shall be at least 35% brick, stucco, stacked stone or other similar masonry product.
11. T1-11 plywood product shall not be allowed on the exterior of any home.
12. There shall be a wall a minimum of 6-feet high constructed along Aladdin Road constructed of either stucco or vinyl with columns or other materials approved by the Jacksonville Planning and Development Department. This wall shall be the responsibility of the Home Owners Association for maintenance.

13. The subject Property, due to size, will be relieved from the requirement of providing recreational area or paying into a recreational fund.
14. The proposed construction schedule for horizontal improvements is one year after approval of zoning.

B. Ingress, Egress and Circulation:

1. *Parking Requirements:*
 - a. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
2. *Vehicular Access:*
 - a. Vehicular access to the Property shall be by way of Aladdin Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
3. *Pedestrian Access:*
 - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan or as approved by the City of Jacksonville Planning and Development Department.

C. Signs

1. One (1) double-faced or two (2) single-faced signs, not to exceed twenty-four (24) square feet in area and twelve (12) feet in height; and
2. Directional signs shall not exceed four (4) square feet and must be approved by the Jacksonville Planning and Development Department.

D. Landscaping

1. The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code. However, a 10-foot wide buffer strip will be allowed along Aladdin Road or as otherwise approved by the Jacksonville Planning and Development Department.

E. Recreation and Open Space:

1. The Property, due to the size of the project, will not have to meet Recreation Requirements of the Zoning Code.

F. Utilities

1. Water will be provided by Jacksonville Electric Authority
2. Sanitary sewer will be provided by private sewer system
3. Electric will be provided by Jacksonville Electric Authority

G. Wetlands

1. Wetlands will be permitted according to local, state and federal requirements.

IV. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville's Planning and Development Department identifying all existing and proposed uses within the Property, and showing the general layout of the overall Property.

V. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

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. The design and layout of the PUD accomplishes the following:

- A. Allows for a creative approach through the use of natural features of the site with existing vegetation and existing TOPO;
- B. Allows for an effective use of the land, resulting in lower development costs;
- C. Provides an environment that is characteristic of the surrounding area;
- D. Supports the preservation of property values by providing needed services and support for the surrounding residences and businesses in the area; and
- E. Enhances the appearance of the area through the preservation of natural features, vegetation, and by using existing TOPO and grade in order to develop the project.

VII. PUD PREVIEW CRITERIA

VII. SUCCESSORS IN TITLE

All successors in title to the Property, or any portion of the Property, shall be bound to all the development standards and conditions of this PUD as contained herein and in the Ordinance approving the same.

VIII. GOALS AND POLICIES

Specifically, the PUD complies with the following Goals, Objectives, and Policies of the Comprehensive Plan, Future Land Use Element:

POLICY 3.1.1: The City shall develop through the Planning and Development Department, an incentive program to promote infilling of residential development on vacant land designated for residential use on the Future Land Use Map Series. These incentives will be reflected in the Zoning Code of the City's Land Development Regulations.

POLICY 3.1.4: The City shall allow expansion of residential uses within identifies residential enclaves, and accommodate or facilitate or encourage or foster renovation and reconstruction of existing structures in these areas.

POLICY 3.1.5: The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristic and socioeconomic profiles of the City's households as described in the Housing Element.

- A. *Consistency with Comprehensive Plan.* According to the Future Land Use Map Series (FLUMs) of the 2030 Comprehensive Plan, the designated Land Use Category is LDR. If the PUD is approved, the site will be consistent with the LDR Land Use Category and the Comprehensive Plan.
- B. *Consistency with the Concurrency Management System.* The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency Management System Office (CMSO), and it has been assigned City Development Number _____.
- C. *Allocation of Commercial Land Use.* This is a residential PUD.
- D. *Internal Compatibility/Vehicular Access.* The proposed PUD contains limitations of the uses permitted on the subject Property as well as a common development scheme that contains provisions for signage, landscaping, sidewalks, and other issues relating to common areas and vehicular and pedestrian traffic. The site will have direct access to Aladdin Road. The location of access points and driveway connections may vary and the final location shall be subject to the review and approval of the Development Services Division.
- E. *External Compatibility/Intensity of Development.* The Property is located in an existing residential area along Aladdin Road. The aesthetic and design guidelines will ensure a development that is compatible with and compliments recent activity in the immediate area. The project allows limited residential development compatible with the uses located along Julington Creek Road.
- F. *Recreation/Open Space.* Will not be required.
- G. *Impact on Wetlands.* Development that would impact wetlands will be permitted through the local, state, and federal agencies with jurisdiction.
- H. *Listed Species Regulations.* The Property is already developed as a plant nursery and is less than 50 acres. Therefore, a listed species survey is not required.
- I. *Off-Street Parking and Loading Requirements.* The site will comply with Part 6 of the Zoning Code or as otherwise approved by the Planning and Development Department.
- J. *Sidewalks, Trails, and Bikeways.* Sidewalks will be constructed as per the Goals and Objectives of the Comprehensive Plan.
- K. *Stormwater Retention.* Retention shall meet the requirement of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District.
- L. *Utilities.* JEA will provide electric sewer, and water, in addition there will be a private sewer system

ZONING DIFFERENCES BETWEEN THE CURRENT ZONING RR
AND THE PROPOSED PUD

Gingerbread Acres
March 23, 2013

I. USES

**A. Current Zoning Allows for the following uses.
Currently used for a Riding School and stable.**

1. Single-family dwellings.
2. Foster care homes.
3. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
4. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
5. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting performance standard and development criteria set forth in Part 4.
6. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
7. Golf courses meeting the performance standards and development criteria set forth in Part 4.
8. 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.
9. Country clubs meeting the performance standards and development criteria set forth in Part 4.
10. Animals, other than household pets, meeting the performance standards and development criteria set forth in Part 4.

11. Home occupation meeting the performance standards and development criteria set forth in Part 4.

II. DESIGN GUIDELINES

1. Minimum lot requirements (width and area). For single-family dwellings and mobile homes, the minimum lot requirements (width and area), except as an otherwise required for certain other uses, are as follows:
 - a. Width – 100 feet
 - b. Area – 14,000 square feet
2. Maximum lot coverage by all buildings and structures 25 percent.
3. Minimum yard requirements. The minimum yard requirements for all permitted or permissible uses and structures are as follows:
 - a. Front – 20 feet
 - b. Side – 7.5 feet.
 - c. Rear – Ten feet.

PROPOSE CHANGE USES

1. Single family detached home.

DESIGN GUIDELINES

Maximum of 19 units

1. Minimum lot width 100 feet.
2. Minimum lot size 10,900 square feet.
3. Maximum lot coverage 50%.
4. Yard Set Back
 - a. Front 20 feet
 - b. Side 5 feet
 - c. Rear 10 feet

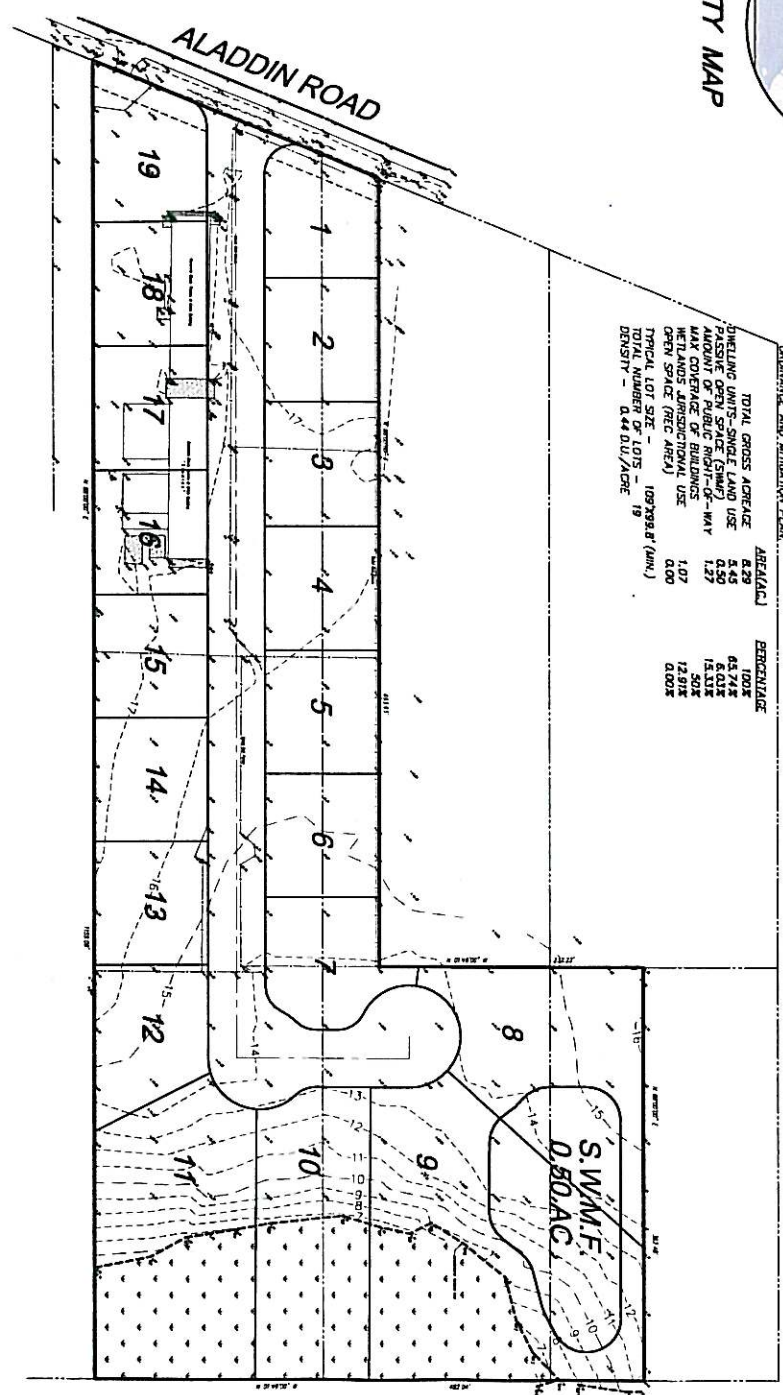
Summary:

The difference between the RLD-100B zoning category and the proposed PUD is the required minimum lot area in the RLD-100B is 14,000 square feet and the minimum lot area in the proposed PUD will be 10,900 square feet a reduction of 3,100 square feet.

The required side yard has been reduced from 7.5 feet RLD-100B to 5 feet. Lot coverage has been increased from 40% in the RLD-100B to 50% in the proposed PUD.

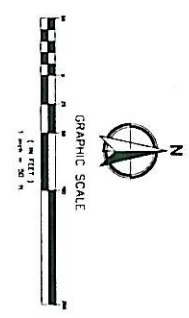


VICINITY MAP



- DATA SUMMARY**
1. TOTAL OF UNDEVELOPED PLOTS - 1
 2. TOTAL OF UNDEVELOPED ACRES - 19.00
 3. TOTAL ACRES PROVIDED FOR RECREATION AREA - (AS 50 FT/UNIT) - 0.00
 4. NUMBER OF LOTS AND DWELLING UNITS - 19 LOTS / 19 UNITS
 5. NUMBER OF BUILDINGS WITH SQUARE FOOTAGE - N/A
 6. NUMBER OF PROPOSED ZONING IS FOR N/A
 7. NUMBER OF PROPOSED ZONING IS FOR N/A
 8. PERCENT OF BUILDING COVERAGE TO LOT AREA - 50%
 9. MINIMUM YARD REQUIREMENTS -
 10. FRONT - 20 FEET
 11. SIDE - 5 FEET
 12. REAR - 5 FEET
 13. POTENTIAL WATER/WASTEWATER - EA/SEPIC
 14. FIRE PROTECTION IS CONDITIONAL UPON COMPLIANCE OF THE TREE ORDINANCE AND MITIGATION PLAN.

AREAS(A)	PERCENTAGE
TOTAL GROSS ACRES	19.00
DWELLING UNITS-SINGLE LAND USE	65.71%
PASSIVE OPEN SPACE (S.W.M.F.)	6.01%
AMOUNT OF PUBLIC RIGHT-OF-WAY	13.31%
MAX COVERAGE OF BUILDINGS	12.81%
RECREATION AREA	0.00%
OPEN SPACE (REC AREA)	0.00%
TYPICAL LOT SIZE -	10279.98' (sq. ft.)
TOTAL NUMBER OF LOTS -	19
DENSITY -	0.44 D.U./ACRE



ALADDIN ROAD

SITE PLAN - 5

NORTH FLORIDA ENGINEERING SERVICES, INC.
 CERTIFICATION # 260305
 283 River Hills Drive, Jacksonville, FL 32218 (904) 737-0971
 Fax (904) 306-5372 / email info@nfes.net / www.nfes.net

DATE: 04/28/13
 DRAWN BY: [Name]
 SCALE: 1" = 50'
 SHEET NUMBER: 1

EXHIBIT F

PUD Name **Gingerbread Acres PUD**

Land Use Table

Total gross acreage	8.29 Acres	100 %
Amount of each different land use by acreage		
Single family	5.45 Acres	65 %
Total number of dwelling units	19 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	0 Acres	0 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	1.57 Acres	19 %
Public and private right-of-way	1.27 Acres	15 %
Maximum coverage of buildings and structures	95,000 Sq. Ft.	25 %

ORDINANCE _____

Legal Description

Lots 42,43 and 44, MAGNOLIA POINT, according to the plat hereof, as recorded in Plat Book 18, Pages 38,38A and 38B, of the Public Records of Duval County, Florida: except that part more particularly described as follow:

Commence at the Northeast corner of Lot 45, said Magnolia Point, thence South 01 degrees 49' 00" East, 200.00 feet along the East line of said Lot 45 to the Northeast corner of said Lot 44; thence South 88 degrees 00' 00" West, 362.48 feet along the North line of said Lot 44 to the Point of Beginning; thence continue South 88 degrees 00'00" West, 550.00 feet along the North line of said Lot 44 to the Easterly line of Aladdin Road (a 60 foot right of way); thence South 20 degrees 30'00" West, 379.03 feet, along the Easterly line of said Aladdin Road, thence North 88 degrees 00'00" East, 693.93 feet, thence North 01 degrees 49' 00" West, 350.18 feet to the Point of Beginning. Also less and except the North 117.96 feet of the Easterly 362.48 feet of Lot 44, Magnolia Point, according to the Plat thereof as recorded in Plat Book 18, Pages 38,38A and 38B, of the Public Records of Duval County, Florida.

EXHIBIT A

Property Ownership Affidavit

Date: March 7, 2013

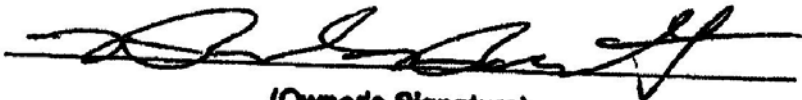
City of Jacksonville

City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, Brad Burnett hereby certify that I am the Owner of the property described in the attached legal description, **Exhibit 1** in connection with filing application(s) for a Planned Unit Development submitted to the Jacksonville Planning and Development Department.



(Owner's Signature)

For: Gingerbread Acres, LLC

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 11 day of March (month), 2013 (year) by BRAD BURNETT who is personally known to me or has produced _____ as identification.



(Notary Signature)



EXHIBIT B

Agent Authorization

Date: March 7, 2013

City of Jacksonville

City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

12567 Aladdin Road Real Estate Number 159127-0000

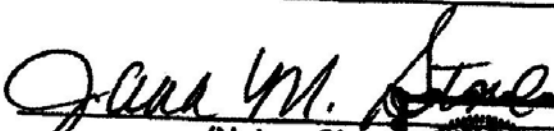
Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers L. Charles Mann to act as agent to file application(s) for a Planned Unit Development for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.


(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 11 day of March (month), 2013 (year) by BRAD BARNETT, who is personally known to me or has produced _____ as identification.


(Notary Signature)

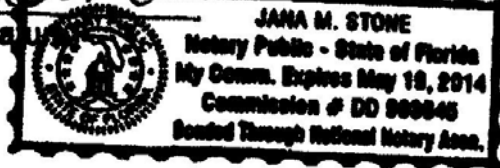


EXHIBIT C

Binding Letter

Date: March 7, 2013

City of Jacksonville
Planning and Development Department
Jacksonville, FL 32202

RE: GINGERBREAD ACRES PUD

Ladies and Gentlemen:

You are hereby advised that the undersigned, owner of the above-referenced property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: 
(Owner's Signature)

Its: Owner

EXHIBIT G

Warranty Deed(s)

Doc # 2009175245, OR BK 14949 Page 687, Number Pages: 1, Recorded 07/24/2009 at 10:30 AM, JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY RECORDING \$10.00 DEED DOC ST \$3080.00

Return to: 11804-09-00323410

North American Title Company
10199 Southside Blvd., Suite 106
Jacksonville, Florida 32256

This Instrument Prepared By:
Prepared by: Mark Lolerstein, esq.
North American Title Company
10199 Southside Blvd., Suite 106
Jacksonville, Florida 32256
Property Appraisers Folio Number:

SPECIAL WARRANTY DEED

This Special Warranty Deed made this 28th day of June, 2009 by REGIONS BANK, successor by merger to AMSOUTH BANK, and having its principal place of business at 215 Forrest Street Hattiesburg MS 39401, hereinafter called the grantor(s), to Gingerbread Acres, I.L.C., a Florida Limited Liability Company, whose post office address is 12656 Steeplechase Lane, Jacksonville, FL 32223, hereinafter called the grantee(s):

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Duval County, State of Florida, viz:

Lots 42, 43 and 44, MAGNOLIA POINT, according to the plat thereof, as recorded in Plat Book 18, Pages 38, 38A and 38B, of the Public Records of Duval County, Florida: except that part more particularly described as follows:
Commence at the Northeast corner of Lot 45, said Magnolia Point, thence South 01 degrees 49' 00" East, 200.00 feet along the East line of said Lot 45 to the Northeast corner of said Lot 44; thence South 88 degrees 00' 00" West, 362.48 feet along the North line of said Lot 44 to the Point of Beginning; thence continue South 88 degrees 00' 00" West, 550.00 feet along the North line of said Lot 44 to the Easterly line of Aladdin Road (a 60 foot right of way); thence South 20 degrees 30' 00" West, 379.03 feet, along the Easterly line of said Aladdin Road, thence North 88 degrees 00' 00" East, 893.93 feet, thence North 01 degrees 49' 00" West, 350.18 feet to the Point of Beginning. Also less and except the North 117.96 feet of the Easterly 362.48 feet of Lot 44, Magnolia Point, according to the Plat thereof as recorded in Plat Book 18, Pages 38, 38A and 38B, of the Public Records of Duval County, Florida.

SUBJECT TO: covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2008 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

and Grantor does hereby warrant, and will defend the title to the Property hereby conveyed, subject as aforesaid, against the lawful claims of all persons claiming by, through or under Grantor, but none other.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
First Witness Signature
Stella Panser
Printed Signature
[Signature]
Second Witness Signature
Frank Huffield
Printed Signature

[Signature]
By: Vice President Regions BANK,
successor by merger to AMSOUTH BANK

STATE OF: Mississippi
COUNTY OF: Forrest

The foregoing instrument was acknowledged before me this 28th day of June, 2009 by Marianne Garner, who is/are personally known to me or who produced a [Signature] as identification.

Doc # 824PL01D.3066 Rev 08/08/2009



NOTARY PUBLIC, State of Mississippi
Print Notary Name: Michael W. Peters Jr
My Commission Expires May 20, 2011