

# *Transmittal To Land Use Section For Review of Zoning Applications*

Application # \_\_\_\_\_

Planning District \_\_\_\_\_

Requesting Zoning Planner \_\_\_\_\_

Date Request Transmitted \_\_\_\_\_

Date Requested for completion and Return \_\_\_\_\_

← Shaded Area Below is to be filled out by LAND USE STAFF ONLY →

**Date Received** \_\_\_\_\_

**Land Use Planner Receiving the Request** \_\_\_\_\_

**Date Returned to Zoning Planner** \_\_\_\_\_

**Comments:**

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**NOTE: The Land Use comments provided are based on the Exceptions, Waivers, Variances and Rezoning's Baseline Review provided by the Zoning Planner with the application.**

## **T-664 Arnold Road**

### **Continued Land Use Section Review**

feet of office uses, Low Density Residential (LDR) for 1499 single family residential units, Recreation and Open Space (ROS) for an eighteen hole golf course and other amenities, and Conservation (CSV) consistent with the Multi-Use (MU) Land Use Category." The proposed PUD respects these allowable densities.

The PUDs allowable uses and uses permissible by exception are consistent with the proposed LDR land use category description and is consistent with the MU policy over the remainder of the property.

The site plan for the PUD shows a number of cul-de-sacs. The 2030 Comp Plan LDR land use category description encourages new residential subdivisions to be connected "to reduce the number of vehicle miles travelled and cul-de-sacs should be avoided"

The PDD PUD baseline states that this PUD is outside the Suburban Boundary – However, this proposed development is within the Suburban Area Development boundary. With the creation of the MU land use for the Palmetto bay RAC, the Suburban boundary was moved to incorporate the property with Ordinance 2009-148-E (LUA App #2008D-017).

The CHHA and Aquatic Preserve occur mostly along the Northern boundary, a portion of the western boundary and through portions of the eastern property. The occurrence of the CHHA is mostly within the wetlands on the property. According to the site plan of the proposed PUD, there appears to be no increase in residential units within the CHHA.

The Palmetto Bay RAC that was originally approved over the property made provisions for including a civic site within Regional Activity Centers. The land use approval for the MU over the property was adopted with the intention that the Developer will provide a civic site up to 2 acres within the Regional Activity Center. This language is included in the adoption staff report from the Planning and Development Department for Ord 2009-148-E (LUA #2008D-017) and should be carried over to the new rezoning over the property.

## **T-664 Arnold Road**

### **Continued Land Use Section Review**

The FL Dept of Agriculture and Consumer Services reviewed the companion transmittal LUA and had some concerns on ensuring that the prescribed burns in the area are understood by potential property owners. The applicant attempts to address these concerns within the PUD written description; however, the best possible method to ensure that all property owners are aware of prescribed burns in the area should be followed. (see attached review)

Additionally, the City's Parks Department provided some feedback on concerns that had with their neighboring preservation land, Seaton Creek Preserve. Those concerns involve an easement on the preserve that allows the PUDs property owner to get to a piece of his land locked land on the other side of the Seaton Creek Preserve (see attached).

The Wetlands have been addressed in the Transmittal Round of the companion Land Use Amendment and through the original Land Use Amendment for the upper portion of the PUD with Ordinance 2009-148-E.



FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES  
COMMISSIONER ADAM H. PUTNAM

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June 11, 2014

VIA EMAIL (GKresel@COJ.net)

Mr. Gary L. Kresel  
City of Jacksonville Planning and Development  
Division of Community Planning  
214 North Hogan Street, Suite 300  
Jacksonville, Florida 32202

Re: DACS Docket # -- 20140512-403  
Duval/Jacksonville County CP 2030  
Submission dated May 6, 2014

Dear Mr. Kresel:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on May 12, 2014 and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of the amendment(s) submitted by your county, the Department has the following comments regarding the proposed changes:

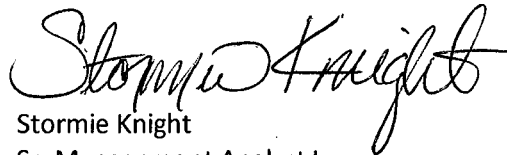
Thank you for the opportunity to comment on the recently proposed Duval County Comp. Plan amendments that included 2014A-001; a proposal to allow for development of additional subdivision/homes located in the northern part of the county. The Florida Forest Service manages forest property close to the site (Four Creeks State Forest) and helps manage forest property adjacent to the site (Seaton Creek Preserve). Part of the management of this forest land includes using the forest management tool of prescribed burning for resource enhancement and to reduce the potential impacts of devastating wildfires. We are concerned residences in this location could be impacted from the smoke resulting from prescribed burning and request potential homeowners be made aware of these forest management activities prior to purchasing lots/homes.

Duval/Jacksonville County CP 2030  
June 11, 2014  
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In Addition, the Florida Forest Service assists with the management of the Seaton Creek Preserve under a Memorandum of Agreement with the City of Jacksonville. The proposed amendment raises concerns with our ability to continue fulfilling our obligations to the City of Jacksonville in regards to prescribed fire and forest management activities in the Preserve. We would also encourage any subdivision constructed at the proposed site to seek "Firewise" accreditation upon build out and to include "Firewise" details in the actual development of the overall layout/design of the subdivision where possible. The Florida Forest Service is willing to discuss and support the "Firewise" accreditation with Duval County and/or the site developer. Please contact Jennifer Hart, Jacksonville Forestry District Manager, at 904-266-5001 for assistance or if you have any questions.

If we may be of further assistance, please do not hesitate to contact me at 850-410-2289.

Sincerely,



Stormie Knight  
Sr. Management Analyst I  
Office of Policy and Budget

cc: Florida Department of Economic Opportunity  
(SLPA #: Duval/Jacksonville County 14-7 ESR)

DEPARTMENT OF PARKS AND RECREATION



March 26, 2014

**MEMORANDUM**

**TO: Helena Parola**  
**Planning and Development Department**

**FROM: Kelley Boree, CPRP**  
**Director** *K. Boree*

**RE: Ordinance 2014-197 Arnold Road Use Change Agricultural to Residential**

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After review of the aforementioned Ordinance, please be advised that the Parks and Recreation Department has an objection to this proposal.

The western property boundary of the subject property abuts City owned Preservation Park property known as Seaton Creek Preserve (parcel # 019575 0100) that was purchased by the City of Jacksonville in 2013. The City owned property has a 60' access easement running east-west from the subject property across the City owned Seaton Creek Preserve to the eastern land-locked parcel # 019574 0000 which is also owned by the applicant, Mr. William Wright.

As of 3/18/14, Mr. Wright has approached the City about alternatives for an alternate access easement from Arnold Road to the land-locked parcel # 019574 0000 on the City owned Seaton Creek Preserve Parcel. One of the alternatives presented to Mr. Wright is to place an access easement on the subject property from Arnold Road to join into the existing easement on City land.

The Department of Parks and Recreation is commenting to make the review committees aware that the subject parcel is currently the only point of access for parcel # 019574 0000 which is located to the east of the subject parcel. As of today, 3/18/14 an alternative access easement on City park land has not been agreed to.

If you have questions or need further information, please contact Michelle Weinbaum at [mweinbaum@coj.net](mailto:mweinbaum@coj.net) or at 255-7907.

Note: Easement is not drawn to scale.

