

Wright-BHK PUD
Written Description
July 14, 2014

This application is to modify the existing PUD and agricultural zoning for an approximately 1,311 acre parcel located north of Arnold Road, west of Pecan Park Road and east of Lannie Road. An approximately 919 acre tract of this project is currently part of an approved residential PUD known as Palmetto Bay, which was approved in 2009 for 1,499 single family residential units, 200,000 square feet of commercial uses, 500 hotel rooms and 100,000 square feet of office uses. The southerly 392 acre portion of this project is part of a companion land use amendment application to designate it for uses consistent with the Low Density Residential land use category. All of the property is currently in silviculture, with the exception of three homes near Arnold Road.

The proposed zoning consists of single family residential uses and ancillary uses, recreation and open space areas. Such uses provide an appropriate transition between the more intense light industrial uses approved to the west and south, the Nassau River system to the north, and the new parkland to the east known as the Seaton Creek Preserve. The project will have an overall residential density of less than one unit per acre.

This project is located approximately 9 to 11 minutes from River City Marketplace, one of the major retail centers in north Florida. The project is also approximately 20 minutes' drive from downtown Jacksonville,¹ which has an employment base of over 50,000.² Recent investments by the private and public sectors in this area include the JIA North Access Road (new State Road 243), an approximately \$45 Million improvement to extend International Airport Drive northwards from Duval Road to Arnold Road/Pecan Park Road. This new road is in the Florida Department of Transportation work plan for construction in 2016 and 2017³. Together with Pecan Park Road to the east, it will connect this area and I-95 to I-295.

The Wright-BHK project is partially within the JIA Community Redevelopment Area, a 14,245 acre area created to stimulate development and fund infrastructure. The establishment of this Community Redevelopment Area has been a success, with taxable values in 2012 of \$760 Million. Major employers in the area include Coach Leatherware, Biomet Microfixation, Ring Power, and numerous industries related to the Jacksonville International Airport. Tax increment revenues from this Community Redevelopment Area have been used to fund the construction of Airport Center Drive and Max Leggett Parkway, and are to partially fund the JIA North Access Road.

¹ Source – Google Maps.

² Source – Downtown Vision, Inc. -

<http://www.downtownjacksonville.org/DoingBusinessDowntownJacksonville/DemographicsAndStatistics.aspx>

³ <http://www2.dot.state.fl.us/fmsupportapps/workprogram/WorkProgram.aspx>
<http://www2.dot.state.fl.us/fmsupportapps/workprogram/Support/WPItemRept.ASPX?RF=WP&D=02&C=D=72&FY=FALSE|FALSE|FALSE|FALSE|FALSE|FALSE&ITM=209399~6&RP=ITEM>

As discussed above, most of this project is within the Palmetto Bay Regional Activity Center, designated as such by the City under Ordinance 2009-148-E. Future Land Use Element Policy 4.3.14 provides:

The Palmetto Bay Regional Activity Center, which is a 1760 +/- acre Multi-Use Area on the Future Land Use Map, shall allow the following land use categories" Community/General Commercial (CGC) for 200,000 square feet of commercial uses and 500 hotel rooms, Residential-Professional-Institutional (RPI) for 100,000 square feet of office uses, Low Density Residential (LDR) for 1499 single family residential units (there will be no increase in residential units in the CHHA), Recreation and Open Space for an eighteen hole golf course and other amenities, and at least 400 acres of Conservation (CSV) for jurisdictional wetlands consistent with the Multi-Use (MU) Land Use Category.

The project is intended as a single family residential community having a variety of lot sizes and types, together with supporting recreational and institutional uses, and open space.

1. Site Plan Summary

The proposed Site Plan is attached. Construction of residential single-family areas and related amenities would occur around a central road connecting to Arnold Road. Neighborhood parks would be located within walking distance of developments within the project. A passive recreation area and kayak launch adjacent to Thomas Creek would be provided at the northeasterly corner of the project for public use, commensurate with development of the residential portion of the project in this area. This kayak launch would assist in making this part of the Timucuan National Archeological and Historic Preserve accessible for public use. It would complement the Thomas Creek access point off of Ethel Road that is a few miles west of the project, and enhance access by water to the area of the Seaton Creek Preserve. One or more amenity centers would be developed within the project, which would include areas for active recreation. Such recreation is anticipated to be included in a combination of an amenity center and neighborhood-scale parks. Notwithstanding the areas shown on the Site Plan as recreation, recreation areas may occur in areas designated as Residential. It is anticipated that the primary amenity center would be located within the Southwest Tract.

The adjacent Seaton Creek Preserve is approximately two miles long, north to south, and has an entrance and parking area for the public at its southern end. Should the City desire for additional access points to the park to be created as this project is developed, two potential connection points have been identified, one in the Residential South area and one in the Residential North area. These connection points may be deed restricted to limit their use to public access to the park for passive recreation purposes and related management excluding their use for silvicultural operations. The general location of these connection points are shown on the Site Plan, and the exact location (or the City's determination that such a connection is not appropriate) shall be determined not later than the date the City approves engineering plans approval for horizontal construction in the area of the respective connection points as shown on the Site Plan.

The Site Plan contains a development table as follows:

Use	Acreage	% of Total Lands	Max. Density
Single Family Residential	645 +/- (less Active Open Space)	49%	max gross density 1 unit/acre overall, 1200 units total
Active Open Space	1 acre per 100 dwelling units (= 12 acres assuming full buildout of 1200 units)	(w/in residential areas)	n/a
Passive Open Space	570 +/-	43%	n/a
Public and private rights-of-way	104 +/-	8%	n/a
Maximum coverage of buildings and structures at ground level	n/a	50% of developed lots; overall project is less than one primary residential unit per gross acre.	n/a
Total	1,311.05	100%	n/a

2. Uses and Performance Standards

a. The following uses are allowed within the development areas of the project:

1. Single family dwellings.
2. Accessory uses subject to the performance standards and development criteria under Part 4, including accessory use criteria for height and setbacks of accessory structures under section 656.403. Notwithstanding anything in Part 4 to the contrary, heat pumps and similar HVAC equipment may be located in a required side or rear yard provided that such equipment is not less than three (3) feet from the property line. Screened enclosures shall not constitute "buildings" or "structures" for purposes of calculating maximum lot coverage.
3. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code (March 2014).
4. 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. Recreational amenity centers may have a maximum building height of 50 feet.

5. Country clubs meeting the performance standards and development criteria set forth in Part 4.
6. Home occupations meeting the performance standards and development criteria set forth in Part 4.
7. RV and boat storage areas owned and managed by a homeowners' association for use by its residents.
8. Detached Accessory Dwelling Units, on lots having a lot area of at least 8,000 square feet, provided that such units must remain under common lot ownership with the primary residence on the lot and be located outside of minimum yards required for residential dwelling units (not the reduced yard requirements applicable for certain accessory uses). Such detached accessory dwelling units shall be considered part of the same dwelling unit as the primary home on the lot for purposes of calculating the allowed number of dwelling units in this PUD. Such detached accessory dwelling units may be up to two stories in height and may exceed the height of the primary dwelling unit if the primary dwelling unit is one story in height.
9. Wireless communications towers, subject to Part 15 and applicable state and federal laws, provided that such towers shall be located at least 2,000 feet south of the northerly PUD boundary.
10. Within that area shown as the Southwest Tract, animals other than household pets (including horses and poultry) meeting the minimum setback requirements, lot sizes and other performance standards and development criteria for animals other than household pets set forth in Part 4.

b. Permissible uses by exception:

1. Cemeteries and mausoleums but not funeral homes or mortuaries.
2. Schools meeting the performance standards and development criteria set forth in Part 4.
3. Borrow pits subject to the regulations contained in Part 9.
4. Day care centers meeting the performance standards and development criteria set forth in Part 4.
5. Animals other than household pets meeting the performance standards and development criteria set forth in Part 4, in areas where not permitted by right.

6. Within the South Residential District (including the Southwest Tract) only, churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4 and with a minimum lot size of two acres.
- c. **Architectural Requirements for Residential Uses.** All single family residences other than detached accessory dwelling units and other than residences existing on the property on the date this PUD is adopted shall comply with the following architectural requirements:
1. **Front façade.** The front façade of all primary residential structures shall be faced with stucco, masonry, hardiboard or similar durable materials, and shall not include vinyl siding.
 2. **Size.** The interior of single family residences other than detached accessory dwelling units shall contain enclosed, conditioned space of not less than 1,700 square feet.
 3. **Garages.** All residences other than detached accessory dwelling units shall include a garage capable of accommodating two automobiles, and may be part of the residential structure or detached on the same lot as the residence.
 4. **Roofs.** All roofs for primary residential structures shall have a minimum pitch of 3:12 (vertical to horizontal).
 5. **Covenants and Restrictions.** Except for individual lots containing one acre or more within the Southwest Tract, all single family residential lots shall be subject to reciprocal neighborhood covenants and restrictions governing the design and maintenance of homes, landscaping and fencing, including regulation by an homeowners association's architectural control committee.
- d. **Minimum lot requirements.** For residential dwellings, the minimum lot requirements are as follows:
1. **Residential North** (generally shown on Site Plan): the area as generally shown as the Residential North area shall meet the following requirements except as provided for the Residential North (Marshfront) lots described in subsection 2 below:
 - a. Minimum Width⁴: 60 feet

⁴ Lot width or "width" used with reference to lots in this PUD is the horizontal distance between side lot lines measured at the building restriction line and parallel with the street right-of-way.

- b. Minimum Area: 6,000 square feet
 - c. Minimum Depth: 100 feet
 - d. Minimum Frontage: 20 feet
 - e. Maximum lot coverage by all buildings and structures: 45 percent, except that lots having a Detached Accessory Dwelling Unit may have a maximum lot coverage of 50 percent.
 - f. Minimum yard requirements: The minimum yard requirements for residential dwellings are as follows:
 - Front: 20 feet, except 15 feet for unenclosed front porches and side opening garages
 - Second Front Yard (if any): 10 feet
 - Side: 5 feet
 - Rear: 10 feet
 - g. Maximum height of structures: 40 feet
2. **Residential North (Marshfront).** Lots having frontage on a Salt Marsh wetland shall be developed in accordance with the following criteria.
- a. Minimum Width: 75 feet
 - b. Minimum Area: 11,000 square feet
 - c. Minimum Depth: 100 feet minimum, 150 feet minimum (average)
 - d. Minimum Frontage: 20 feet
 - e. Maximum lot coverage by all buildings and structures: 30 percent.
 - f. Minimum yard requirements: The minimum yard requirements for all uses and structures are as follows:
 - Front: 20 feet, except 15 feet for unenclosed front porches and side opening garages
 - Second Front Yard (if any): 10 feet
 - Side: 10 feet
 - Rear: 30 feet
 - g. Maximum height of structures: 40 feet

3. **Residential South** (generally shown on Site Plan, which includes the Southwest Tract):

- a. Minimum lot width: Up to 300 lots (25% of the total allowable lots in the project) may be a minimum of 50 feet; the remainder minimum 60 feet
- b. Minimum lot area: 5,000 square feet (50 foot lots); 6,000 square feet (remainder)
- c. Minimum lot frontage: 20 feet
- d. Maximum lot coverage by all buildings and structures: 50 percent
- e. Minimum yard requirements:

The minimum yard requirements for all primary uses within this district are as follows:

Front: 20 feet, except 15 feet for unenclosed front porches and side opening garages

Second Front Yard (if any): 10 feet

Side: 5 feet

Rear: 10 feet

- f. Maximum height of structures: 35 feet
 - g. Within the **Southwest Tract**, up to fifteen (15) homes, including the existing three homes, may be located on minimum one-acre lots and may be served by well and septic until such time that each is required to connect to central water and sewer service under the policies of the JEA. Otherwise, residential lots within the Southwest Tract shall meet the minimum requirements for the Residential South district as set forth in (a)-(f) above and be served by centralized water and sewer utilities.
- e. **Silvicultural Uses.** The property contains extensive areas of pine plantation. These areas of the property may continue in active silvicultural uses until such time as each is developed, respectively. Nothing in this PUD is intended to prohibit the continued management of the property in silviculture, including replanting of harvested areas.
- f. **Signage.** An entry feature may be placed at the project entrance on Arnold Road, and which may contain a monument sign with an advertising display area of up to ten feet in height and forty (40) square feet in area per side. Individual subdivisions may have signs in accordance with section 656.1308 (April 2014),

which allows each subdivision to have up to two signs up to 24 square feet in area. Such signs may be externally illuminated. All other signage shall be allowed within the project provided that such signs and the uses with which they are associated are consistent with Chapter 656, Part 13, Jacksonville Ordinance Code (June 2014).

3. Other Required Information in PUD Written Description, § 656.341(c)(2)ii

A. Description of where PUD differs from usual application of Zoning Code. This PUD provides for a mixture of minimum lot widths and sizes, minimum architectural criteria, and a different set of permitted uses, all of which would not be achievable under conventional zoning districts. Maximum residential heights are proposed to be five feet higher than RLD zoning districts to allow architects and homebuilders additional flexibility in the architectural character of the area, particularly as to larger homes. Minimum street frontage requirements are proposed to allow for lots to be designed and platted around preserved wetlands areas while meeting the other minimum lot width and area requirements. Other criteria are proposed to address the needs of a master-planned residential community, such as standards for the entry feature and amenity centers, and to address the existence of the existing homes onsite.

B. Project Team.

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C. Quantitative Data. See Site Plan Summary above.

- D. Approximate dates when construction of phases are to be initiated and completed. The timing of development is ultimately determined based on market demand; however, development of subdivision lots within the project is anticipated to occur in multiple phases over the next fifteen years, with engineering work to continue in 2015 and initial physical development on or about 2016 (again, subject to market). Development is expected to occur in one or more pods as the road system is developed from south to north, though it is possible that some of the project's northerly areas will be developed before all of the southerly areas are developed. These timeframes are approximate and may vary without the need to modify this PUD.
- E. Continued operation and maintenance of areas and functions not provided, operated or maintained by the City. Centralized electrical, water and wastewater utilities would be operated by JEA or its successor(s). Any roads, amenity centers, stormwater management areas, and/or recreation areas which are not dedicated or conveyed to the City would be operated and maintained by a property owners' association or community development district established for one or more areas of the PUD.

4. PUD Review Criteria, § 656.341(d)

- A. Consistency with Comprehensive Plan. The Future Land Use Map designation of the subject property is a combination of Multi-Use (part of the Palmetto Bay RAC) and Low Density Residential. The Multi-Use land use category as applicable to the Palmetto Bay RAC (pre-2010; see Ord. 2010-400-E) allows single family residential uses on this property. In addition to single family uses on the property, there will be open space areas and the potential for limited institutional uses on the property, such as schools, churches and day care centers. A companion application to amend the land use designation of the southerly 392 acres to Low Density Residential is being considered with this application.
- B. Consistency with the Concurrency Management System. All development within this project shall be subject to the concurrency and mobility management system.
- C. Allocation of Residential Land Use. The amount of residential uses is within the projected holding capacity in the background data and analysis contained in the Future Land Use Element.
- D. Internal Compatibility/Vehicular Access. The uses proposed within the Property are compatible with each other. Access to the Property is via Arnold Road.
- E. External Compatibility/Intensity of Development. The proposed project is consistent with the existing and planned uses of the surrounding properties, and will not have any avoidable or undue adverse impact on existing or planned surrounding uses. The lands to the east (Seaton Creek Preserve) are managed in a combination of passive recreation and silviculture. Lands to the west are in silvicultural and residential uses.

Lands to the south and southwest are designated for light industrial uses. Each of the proposed uses are considered compatible, except that any utility sites (including cell towers) shall be buffered from incompatible uses in accordance with the Zoning Code. No other buffering from adjacent uses is required. Access is proposed to occur via Arnold Road.

Prescribed Burning on Adjacent Properties. Like many developments in the Jacksonville area (including Bartram Park, Nocatee, OakLeaf Plantation, Cecil Commerce Center, and South Ponte Vedra), the proposed development will be near preserved forested areas which are managed or which could be managed through use of prescribed burns. The following notice is being included in this PUD to provide notice to future landowners and tenants within the project concerning the use of prescribed burning in the vicinity. Such notice shall be substantially included in the regulations of any homeowners' association that includes properties within 1000 feet of the easterly boundary of the PUD:

The Florida Forest Service, the St. Johns River Water Management District, and the City of Jacksonville own and/or manage forest sites adjacent to and near the lands within the Wright-BHK PUD project, including the Seaton Creek Preserve and Four Creeks State Forest. Part of the management of these publicly owned forest sites may include using the forest management tool of 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.

F. Recreation/Open Space. At least 10 percent of the Property will be passive open space, which would include any areas used for retention. At least one acre of recreation open space would be provided for each 100 dwelling units developed within the project, commensurate with issuance of certificates of occupancy within the project.

G. Impact on Wetlands. Any wetlands impacts will be permitted and mitigated in accordance with the requirements of the St. Johns River Water Management District and/or the U.S. Army Corps of Engineers, as applicable.

H. Listed Species Regulations. Development of the project will comply with the Endangered Species Act and other laws concerning the protection of listed species.

I. Off-Street Parking & Loading Requirements. Parking shall be provided in accordance with Part 6 of the Zoning Code.

J. Sidewalks, Trails and Bikeways. Sidewalks will be provided in accordance with the requirements of the Comprehensive Plan. A separated multi-use path may be provided in lieu of bike lanes on collector road facilities.

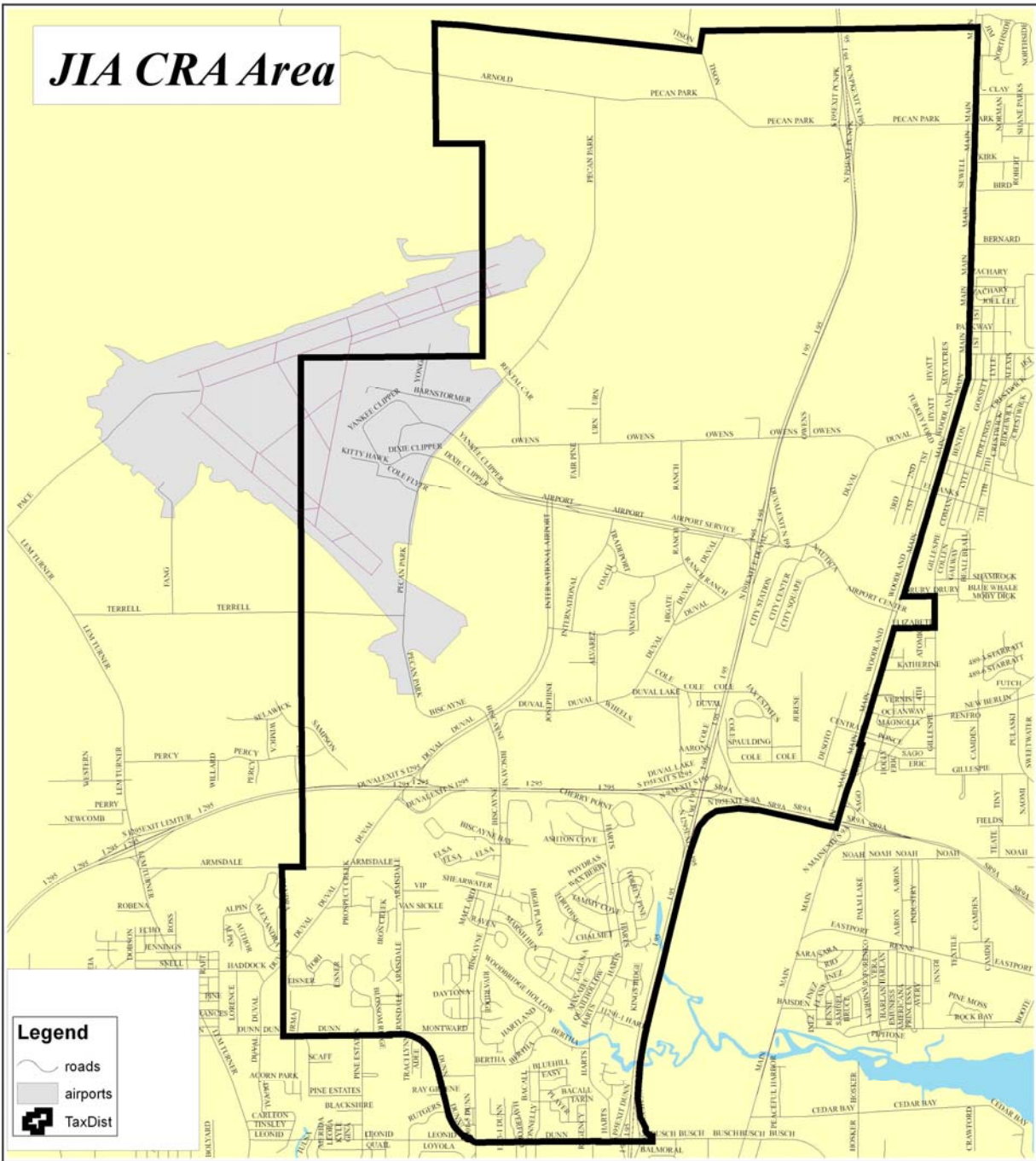
K. Stormwater Retention. Stormwater treatment facilities will be designed and installed in accordance with the rules of the St. Johns River Water Management District.

L. Utilities. Utilities will be provided by JEA.

Other Information Requested by the Planning and Development Department: N/A

Existing Site Characteristics. The Property is generally flat and is in intensive silvicultural use, predominantly as pine plantation. The fringe areas surrounding the northerly boundary transition to salt marsh. Houston Creek traverses a portion of the property.

Exhibit A – Map of JIA Community Redevelopment Area (source: OED website)



JIA COMMUNITY REDEVELOPMENT AREA

North Jacksonville is one of the fastest growing areas of Jacksonville and home to the Jacksonville International Airport Community Redevelopment Area (JIA CRA). The goal of the JIA CRA is to increase the city's tax base by creating employment opportunities and recruiting businesses that enhance the image of the area. More specifically, the JIA CRA is a mechanism to stimulate development and fund infrastructure improvements within the 14,245-acre area.

[Click here for a map of the JIA CRA](#)

The JIA CRA Continues to Grow with Recent Developments

- Taxable values for the CRA for 2012 were at \$760 million.
- River City Market Place continues to grow adding new tenants to the center including anchors Super Wal-mart, Lowes, Gander Mountain and Hollywood Theatres, as well as dozens of national tenants and restaurants.
- Jackson–Shaw purchased Tradeport Business Park and is focused on expanding additional development opportunities.
- Coach Leatherwear completed a \$33 million expansion.

Major Employers in the JIA CRA

Armor Holdings

Biomet Microfixation, Inc.

Braddock Metallurgical

Coach Leatherware

Cintas

Dick Gore's RV World

Eagle Freight Services

Enkei International, Inc.

Glasfloss Industries

Household Corporation

Jackson-Shaw, Inc.

Jacksonville Aviation Authority

Key Controls

Majestic Realty

Patterson Logistics Services

Priority Mail Center

Ring Power

River City Marketplace

Sally Beauty Distribution

SK Forwarding

Smurfit Stone Container Corp.

Summit Electrical Contractors

Team Air Express

Turbo Action Performance, Inc.

Walter G. Thompson

Walter Lorenz Surgical

Other links

[The EDEN Group's 16th Annual Report](#)
[The EDEN Group's 15th Annual Report](#)

JIA CRA BOARD OF DIRECTORS

The JIA CRA board serves as an advisory board to the Office of Economic Development. The board members meet quarterly to review progress of the area and recommend policy.

MEMBERS:

Chair: Mr. Michael D. Stewart, District 4
Director, External Affairs, JAA

Vice-Chair: Mr. Lowry A. Daniels (Lad), District 3
Director, Daniels and Associates, Inc.

Mr. Warren T. Alvarez, District 6
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Mr. Daniel A. Becton, District 7
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Dr. Christopher Scuderi, District 1
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For more information on the JIA CRA, please contact Joe Whitaker at (904) 630-1624 or josephw@coj.net.