

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2015-0772**

**TO PLANNED UNIT DEVELOPMENT**

**DECEMBER 3, 2015**

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 **2015-0772** to Planned Unit Development.

***Location:*** 12780 Yellow Bluff Road  
between New Berlin Road and Fritz Road

***Real Estate Number:*** 106920-0000

***Current Zoning District:*** Residential Low Density – 50 (RLD-50)  
Planned Unit Development (PUD)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** North, District 6

***Planning Commissioner:*** Marshall Adkinson

***City Council District:*** The Honorable Al Ferraro, District 2

***Applicant/Agent:*** Gregory E. Matovina  
Matovina & Company  
2955 Hartley Road, Suite 108  
Jacksonville, FL 32257

***Owner:*** Gregory E. Matovina  
Yellow Bluff LLP  
2955 Hartley Road, Suite 108  
Jacksonville, FL 32257

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Planned Unit Development **2015-0772** seeks to rezone approximately 11.56+/-

acres of land from RLD-50 & PUD (2005-1244) to PUD. The subject parcel has frontage on Yellow Bluff Road, and is across from the existing Chandlers Crossing subdivision to the east. The site has several areas of wetlands located within its boundaries as well as a small creek. The proposed PUD requests a total of 29 residential units, on lots that would be 5,000 square feet in size and 50 feet in width, with total lot coverage of 50%. They also propose 15 foot front setbacks, and 10 foot setbacks for secondary front yards on corner lots. The proposed design would consist of two entrances, each a small cul-de-sac, which would be separated by the aforementioned creek.

### **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 categories 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 land use category is generally defined as a category that provides for low density residential development. Single-family detached housing should be the predominate development typology in this category. Density, location and mix of uses shall be pursuant to the Development Areas as set forth in the 2030 Comprehensive Plan.

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. With the exception of the reduction in front yard setbacks, the proposed PUD lot sizes are almost identical to lots that would be found in the RLD-50 zoning district. The proposed project would be designed to protect the existing wetlands and creek, but reducing the total potential number of lots to 29, and placing them in a design that reduces the impact on the wetland areas.

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*

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 category as identified in the Future Land Use Map series (FLUMs) as LDR. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan including the following goals, objectives and policies:

**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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

The subject area of this proposed PUD is a small portion of developable land located across from existing residential subdivisions. The corridor along Yellow Bluff Road is a mix of compact development located in several subdivisions along the east, and larger one acre lots located along the west. This property is an undeveloped parcel, with much of the property taken up by wetlands and a creek. This proposed PUD would provide compact development, while clustering the number of homes to producing negative impacts to existing wetland areas. The total gross density of this project would be 2.5 units per acre.

**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.

The proposed residential project is situated between several other large PUD Zoning Districts to the east, and Rural Residential-Acre (RR-Acre) Zoning Districts to the west. Though the proposed lots would be smaller than the surrounding RR-acre lots on the west side of Yellow Bluff Road, the compact design, which allows the clustering of lots to protect the wetland area, would also serve as a transition between those smaller lots to the east. Located inside the aforementioned PUDs.

**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.

The proposed PUD would provide a clustered design to the residential lots, protecting existing wetland and creek areas. The clustered design also reduces the impact on the larger lots to the west, by providing a natural buffer of conservation area on the western boundary of the project.

**Policy 1.1.20** Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the 2030 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.

The proposed site plan shows how the development will avoid or protect existing wetland areas, and concentrate the single family homes into the area that is not listed as wetland. The remainder of the parcel not developed as single family will remain in a natural state.

**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.

As previously noted, with only minor variations in setback, the requested PUD adheres to the standard Code requirements for RLD-50 substantially.

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.

*(3) Allocation of residential land use*

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 existence and the location of open spaces, plazas, recreational areas and common areas:

Active recreation will be provided with the Amenity Areas and Preservation areas pursuant to Policy 2.2.3 of the Recreation and Open Space Element of the 2030 Comprehensive Plan. The applicant has proposed a .29 acre recreation tract located adjacent to the southern most of the two entrances.

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:

The Applicant will provide sidewalks and bike paths consistent with Section 654.133 of the Zoning Code.

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

A large portion of the property contained in the will remain undeveloped as there are numerous wetland areas and the existing creek, located. The purpose of the proposed PUD is to allow more flexibility in site design, while preserving a large are of wetlands located in the center of the project, and to the west.

Traffic and pedestrian circulation patterns:

The property will be accessed from Yellow Bluff Road. A review by the Development Services Division produced the following comments in their memorandum dated October 27, 2015:

1. Roadways shall meet design standards of the Subdivision Code and Section 3 of the Land Development Procedures Manual.
2. Sidewalk clear zone along Yellow Bluff Rd frontage shall comply with Table 3-12 of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways aka Florida Green Book.
3. Signs, fences, walls and landscaping shall be located so that horizontal line of sight is unobstructed at intersections.

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

The applicant has proposed 50 foot wide lots, with front setbacks for the primary structure to be 15 feet, and 10 on secondary front yards for corner lots. The side and rear setbacks, 5 feet side and 10 feet rear, match that of the RLD-50 Zoning District. The proposed lot coverage of 65%, coupled with the minimal proposed recreation area, will make this project unsustainable.

Signage:

Applicant proposes a unified signage program consisting of Community Identity Monument signage at the entrance to the PUD. The proposed signage would be one of the following options, decided at the developer's discretion, with designs approved by the Planning and Development Department.

1. The Applicant may construct up to two (2) permanent, single faced identity signs at each side of the entrances on Yellow Bluff Road. The signs may be located within the road right-of-way or on private property. If signs are proposed in the right-of-way, a right-of-way permit will be obtained for such signs from the Development Management Group. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height.
2. Real estate and construction signs shall also be allowed on each lot as provided for by Part 656.1306 and Section 656.1307 of the Zoning Code.

*(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:

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use(s)</u>
North	LDR	RR-Acre	Single Family
East	LDR / CGC	PUD	Single Family / Vacant
South	LDR	RR-Acre	Vacant
West	LDR	RR-Acre	Single Family

*(6) Intensity of Development*

The proposed development is consistent with the LDR functional land use category and shall not exceed a maximum gross density of 2.5 dwelling units per acre.

The PUD is appropriate at this location with specific reference to the following:

The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD:

Lots are individually owned providing homeowner privacy. Street pattern will slow traffic adequately; lack of through traffic provides privacy and security.

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

The will be served by city sewer and water.

A review by the Emergency Preparedness Division produced the following comments (see memo dated November 16, 2015 for full review):

1. New residential housing construction should be mitigated through the design and construction techniques appropriate to elevate structure foundations and roadways, and provide protection for the known natural hazards and vulnerabilities of the area, including riverine flooding and storm surge.
2. The impacts of street flooding, rising waters that will reclaim the floodplain, and the potential isolation of the development during the City's annual storm season, should be mitigated through community design.

*(7) Usable open spaces plazas, recreation areas.*

The project will provide .29 acres of active recreation space. Documentation and instrumentation providing for ownership and maintenance of common facilities will be recorded in the public records prior to issuance of building permits. Active recreation/amenities shall be provided at a ratio of a minimum of one acre of recreation land per one hundred residential units.

*(8) Impact on wetlands*

Surveying of a 2004 Geographical Information Systems shape file identified numerous wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

*(9) Listed species regulations*

The subject site is less than 50 acres in size, and therefore a listed species survey is not required.

*(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

The applicant submitted a signed and notarized Sign Posting Affidavit dated November 6, 2015 that indicated 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 the application for Rezoning **2015-0772** be **APPROVED** with the following exhibits:

1. The original legal description dated October 5, 2015.
2. The original written description dated October 19, 2015.
3. The original site plan dated October 19, 2015.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated November 16<sup>th</sup>, 2015 or as otherwise approved by the Planning and Development Department.



DEVELOPMENT SERVICES



October 27, 2015

**MEMORANDUM**

TO: Christian Popoli, City Planner I  
Planning and Development Department

FROM: Lisa King  
Traffic Technician Senior

Subject: **Chandlers Crossing West PUD  
R-2015-T-936**

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

1. Roadways shall meet design standards of the Subdivision Code and Section 3 of the Land Development Procedures Manual.
2. Sidewalk clear zone along Yellow Bluff Rd frontage shall comply with Table 3-12 of the Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways aka Florida Green Book.
3. Signs, fences, walls and landscaping shall be located so that horizontal line of sight is unobstructed at intersections.

**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.



**MEMORANDUM**

**DATE:** 011/23/2015

**TO:** Christian Popoli  
City Planner II

**FROM:** Soliman Peter Salem  
City Planner II

**SUBJECT: TRANSPORTATION REVIEW OF CHANDLERS CROSSING WEST PUD**

Yellow Bluff Road, from Starratt Road to New Berlin Road, is the directly accessed functionally classified roadway. Yellow Bluff Road is a 2-lane undivided class II collector in this vicinity and is currently operating at LOS D. Yellow Bluff Road segments have a maximum daily service volume of 11,232 vpd and a 2014 daily traffic volume of 9,989. This road segment currently has sufficient capacity to accommodate the traffic generated by this development.

This proposal is for 29 units of ITE 210 Single Family which would generate a total of 336 vpd and does not exceed the amount of allowable trip generation for this property.

(ITE 210 Single – 29 units)

# EXHIBIT D

## WRITTEN DESCRIPTION

### Chandlers Crossing West

October 19, 2015

#### I. PROJECT DESCRIPTION

A. Yellow Bluff, LLP (the “Applicant”) proposes to rezone approximately 11.56+/- acres of land from RLD-50 to PUD. This property is currently owned by Yellow Bluff, LLP. The subject property is located north of New Berlin Road and west of Yellow Bluff Road. The development of this site is constrained by the amount of uplands between the Yellow Bluff Road right-of-way and the wetlands along Caney Branch. Therefore we are requesting a reduction in the front yard setback from 20’ to 15’. Although there is sufficient uplands to accommodate a street and lots on either side of the street (that meet the minimum lot requirements of the RLD-50 as shown by the Site Plan), the lots would be more desirable if they were deeper, thus allowing larger back yards and more flexibility in the design of each home. By reducing the front yard setback to 15’, the homes built will allow for greater variety of home styles and designs, allow for deeper backyards and may result in more trees being able to be saved.

Surrounding uses and zonings are as follows;

- 1) To the north, south and west the zoning is RR-Acre and single family residential uses.
- 2) To the east, the zoning is PUD with single family residential use.

The Property is in close proximity to shopping, mass transportation and schools.

B. Project Architect/Planner: J. Lucas & Associates, Inc.

C. Project Engineer: J. Lucas & Associates, Inc.

D. Project Developer: Yellow Bluff, LLP

E. Current Land Use Category: Low Density Residential (LDR)

F. Current Zoning District: Residential Low Density-50 (RLD-50)

G. Requested Zoning District: PUD

H. Requested Land Use Category: N/A – No change

I. Real Estate Number(s): 106920-0000

## II. QUANTITATIVE DATA

A. Total acreage: +/- 11.56 acres

B. Total (maximum) number of dwelling units for single family use: 29

C. Total amount of non-residential floor area: N/A

D. Total amount of recreation area: 0.29

E. Total amount of open space: +/- 6.0 acres

F. Total amount of public/private rights of way: +/- 1.32 acres

G. Total amount of land coverage of all buildings and structures: 50%

## III. STATEMENTS

A. This proposed PUD differs from the usual application of the Zoning Code because it provides more flexibility in the siting and design of each home.

B. A Homeowners' Association for the development shall be responsible for the maintenance of the common areas and recreation facilities. The streets will be dedicated to and maintained by the City of Jacksonville.

C. The Subject Property will fulfill housing needs appropriate to various lifestyles and income levels, provide a mix of housing types appealing to first time buyers, retirees and other buyers. This would have a positive impact on the area, blend with surrounding uses and help to increase the property values of the older communities in the area.

D. Phase schedule of construction; initiation date: 3rd quarter, 2016, completion date: 2018

## IV. USES AND RESTRICTIONS

A. Permitted Uses: Single family dwellings and other uses allowed in RLD zoning districts as allowed by Part 656.305.A.II.(a)

2. (4) family day care homes

3. (5) community residential homes
4. (6) essential services
  
5. (9) neighborhood parks, pocket parks, playgrounds or recreational structures
  
6. (11) home occupations of the Zoning Code.
  
7. Temporary sales offices and construction trailers shall be allowed to be placed on site and moved throughout the site, if necessary. The number of temporary offices will not exceed two (2) at any given time and shall be removed upon the completion of all sales and construction activities on the Property. No construction trailers shall be located next to a completed and occupied home. Completed homes may be used as model homes or sales or construction offices.

B. Permissible Uses by Exception: N/A

C. Limitations on Permitted or Permissible Uses by Exception: N/A

Permitted Accessory Uses and Structures: Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code, provided however, that no setback shall be required to locate air conditioning compressors in a required side yard.

## V. DESIGN GUIDELINES

A. Lot Requirements (Required setbacks shall be measured to the face of the structural wall of the home or building. Nonstructural exterior surfaces or veneers will not be considered encroachments):

- |     |                               |   |
|-----|-------------------------------|---|
| (1) | Minimum lot area:             | 5,000 square feet   |
| (2) | Minimum lot width:            | 50 feet. For corner lots the minimum lot width shall be increased by 5' to 55'.                       |
| (3) | Maximum lot coverage:         | 50%   |
| (4) | Minimum front yard:           | 15 feet. On corner lots one of the front yards may be reduced to 10 feet for the secondary front yard |
| (5) | Minimum side yard:            | 5 feet  |
| (6) | Minimum rear yard:            | 10 feet   |
| (7) | Maximum height of structures: | 35 feet   |

## **B. Ingress, Egress and Circulation**

- (1) Parking Requirements. 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 Yellow Bluff Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
  - b. Within the Property internal access shall be provided to each home and the common areas via the street(s) as shown on the Site Plan which shall meet the standards required by the Code of Subdivision Regulations.
- (3) Pedestrian Access.
  - a. Pedestrian access shall be provided by sidewalks installed in accordance with the site plan for the development.

## **C. Signs**

- (1) The Applicant may construct up to two (2) permanent, single faced identity signs at each side of the entrances on Yellow Bluff Road. The signs may be located within the road right-of-way or on private property. If signs are proposed in the right-of-way, a right-of-way permit will be obtained for such signs from the Development Management Group. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height.
- (2) Real estate and construction signs shall also be allowed on each lot as provided for by Part 656.1306 and Section 656.1307 of the Zoning Code.

## **D. Landscaping and Buffers**

Landscaping will meet the requirements of Part 12 Landscape Regulations of the Zoning Code.

In accordance with the Declaration of Restrictions, of which a recorded copy is attached as Exhibit J, "Other Information", a thirty (30') foot natural buffer shall be preserved and two story homes are prohibited along the northern boundary of the property.

## **E. Recreation and Open Space**

A minimum of 0.29 acres will be provided in accordance to Section 656.420 of the Zoning Code.

## **F. Utilities**

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

## **G. Wetlands**

The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District and all other local, state and federal requirements. The site plan has been designed to minimize impacts to wetlands.

## **VI. DEVELOPMENT PLAN APPROVAL**

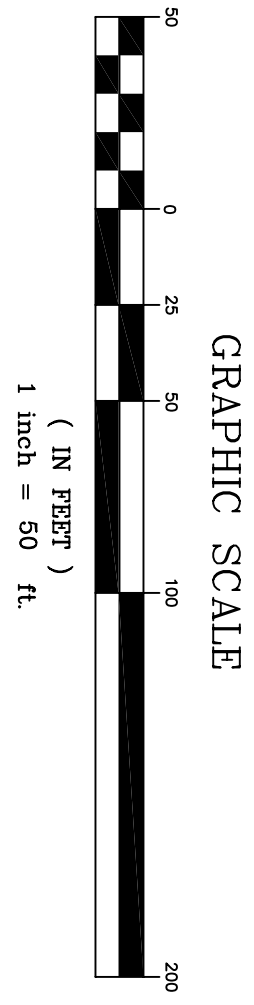
With each request for verification of substantial compliance with the PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall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

## **VII. PUD REVIEW CRITERIA**

- A. Consistency with Comprehensive Plan: According to the Future Land Use Map series (FLUMS) of the 2030 Comprehensive Plan, the designated Land Use is Low Density Residential (LDR), which allows for the use requested in the subject PUD.
- B. Consistency with the Concurrency and Mobility Management System: The PUD will satisfy all concurrency requirements as required by the City of Jacksonville Concurrency Management System Office.
- C. Allocation of Residential Land Use: The PUD provides for residential uses which are in compliance with the requirements of the 2030 Comprehensive Plan.
- D. Internal Compatibility/Vehicular Access: Vehicular access will be from Yellow Bluff Road. All uses are for single family under the single family development alternative.

- E. External Compatibility/Intensity of Development: The proposed density and uses are compatible with residential development in the area.
- F. Recreation/Open Space: The PUD will provide a recreation/common area for the community of approximately 0.29 acres or as otherwise required by Part 656.420 of the Zoning Code. In addition, ponds and wetlands total approximately 6.0 acres and provide additional open space.
- G. Impact on Wetlands: The Property will be developed in accordance with the permit requirements of the local, state and federal agencies with jurisdiction.
- H. Listed Species Regulations: The Subject Property contains less than 50 acres and a listed species survey is not required.
- I. Off Street Parking and Loading Requirements: Parking will be provided for each home as required by Part 6 of the Zoning Code.
- J. Sidewalks, Trails and Bikeways: Sidewalks will be constructed as shown on the site plan.
- K. Stormwater Retention: A total of two (2) ponds are proposed to be constructed on the Property and will be maintained by the Homeowners Association.
- L. Utilities: The Jacksonville Electric Authority will provide all utilities.

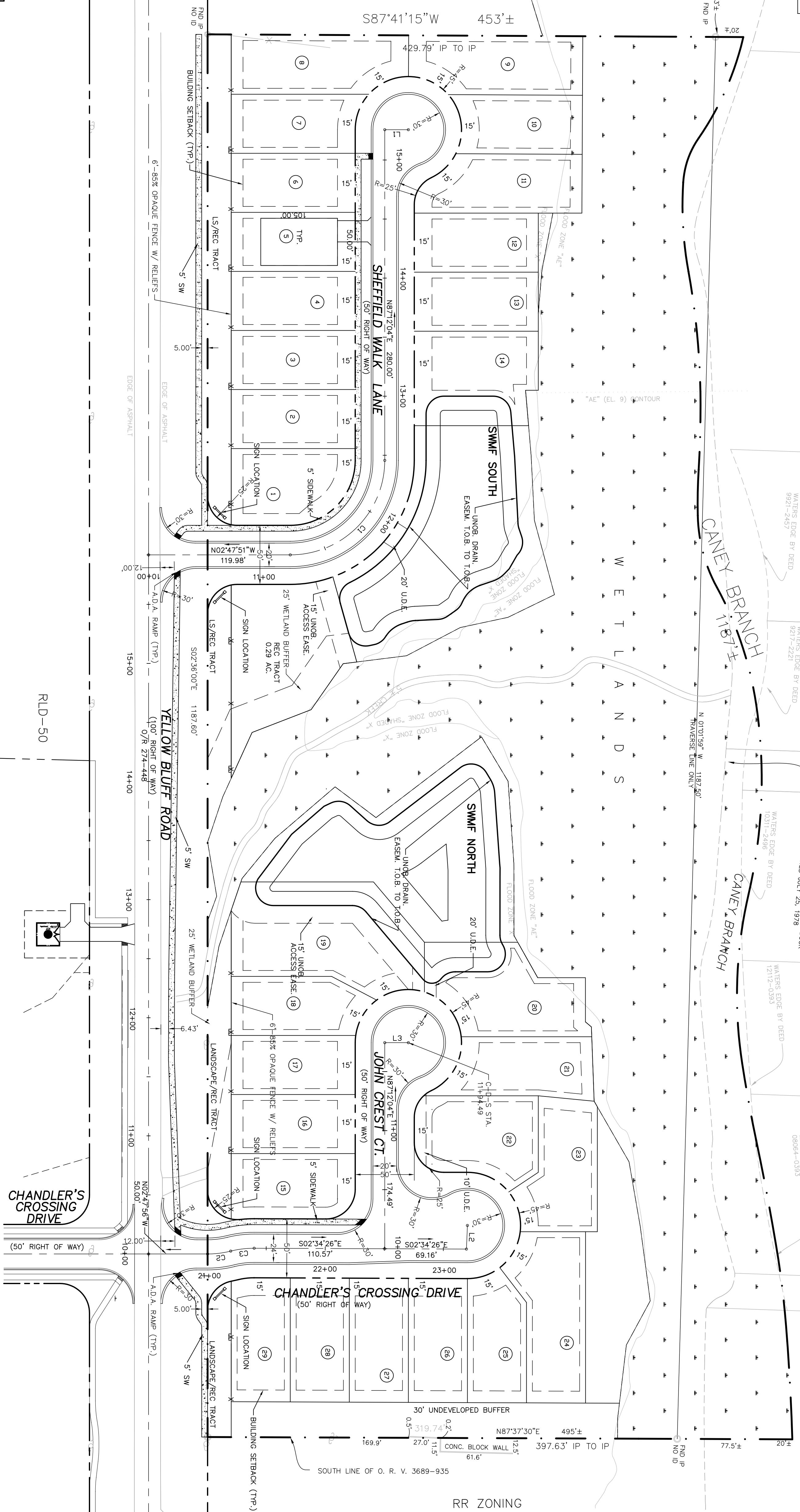




O. R. V. 5664, PAGE 517

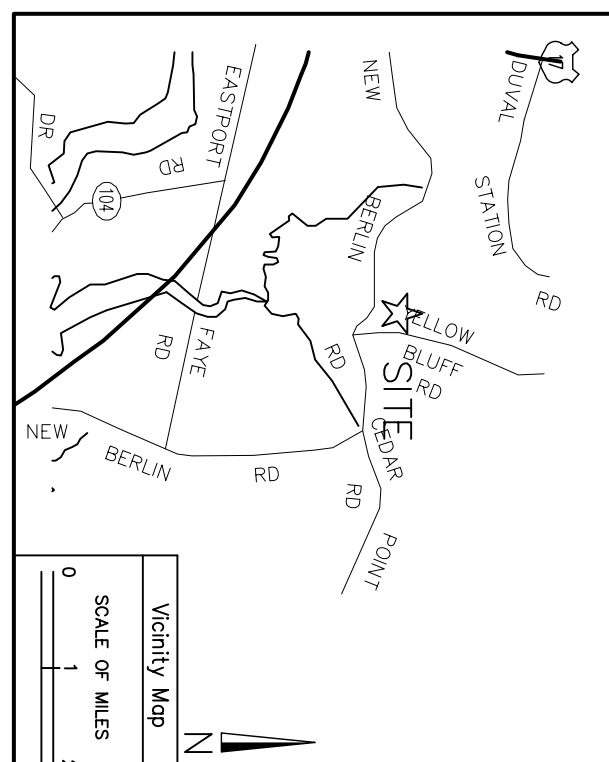
O. R. V. 5664, PAGE 516

RR ZONING  
NORTH LINE OF O. R. V. 5664-516



RR ZONING  
SOUTH LINE OF O. R. V. 3689-935

- NOTES:**
- TOTAL NUMBER OF LOTS 29
  - TOTAL AREA: 11.56 Ac.
  - DENSITY: 2.51 LOTS PER ACRE
  - AVE. LOT SIZE: 50 X 105
  - PRESENT ZONING: RLD50
  - PROPOSED ZONING: PUD
  - DEVELOPED BY: YELLOW BLUFF LLP
  - TYPE OF DEVELOPMENT: SINGLE FAMILY
  - THERE ARE NO ADJACENT ROADS WITHIN 150' OF PROPOSED ROADS ARE TO HAVE 20' PAVEMENT EXCEPT AS NOTED.
  - LOT COVERAGE 50%
  - RECREATION AREA 0.29 ACRES



**CURVE TABLE**

LINE	LENGTH	BEARING	TANGENT	CHORD	DELTA
L1	20.00	S02°47'56"E			3.60
L2	20.01	S89°35'09"W			3.60
L3	20.00	N02°47'56"W			3.60

**CURVE TABLE**

CURVE	LENGTH	RADIUS	BEARING	TANGENT	CHORD	DELTA
C1	19.76	80.00	S02°47'56"E	9.93	18.71	80.00
C2	20.07	80.00	N09°45'40"W	10.09	20.02	147°22'28"

**BUILDING SETBACKS**

EXISTING BUILDING SETBACKS	FRONT = 20'
PROPOSED BUILDING SETBACKS	SIDE = 5'
	FRONT = 15'
	REAR = 10'

**PRELIMINARY SITE PLAN OF  
CHANDLERS CROSSING WEST  
FOR  
YELLOW BLUFF LLP**

NO.	REVISION	BY	DATE
2	REVISED BUILDING SETBACKS	DAD	10/19/15
1	REVISED PER CITY REVIEW	JML	8/4/14

VERSION: ACAD20  
 DRAWN BY: SBD  
 DESIGNED BY: JML  
 APPROVED BY: JML  
 DATE: JULY 2014

**J. LUCAS & ASSOCIATES, INC.**  
 CONSULTING AND DESIGN ENGINEERS  
 CERTIFICATE OF AUTHORIZATION NO. 3981  
 1305 CEDAR STREET - JACKSONVILLE, FL 32207  
 PH (904) 396-3060 FAX (904) 396-3456

# EXHIBIT F

PUD Name

**CHANDLERS CROSSING WEST**

## Land Use Table

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Total gross acreage	<b>11.56</b> Acres	100 %
Amount of each different land use by acreage		
Single family	<b>3.95</b> Acres	<b>34</b> %
Total number of dwelling units	<b>0</b> D.U.	
Multiple family	<b>0</b> Acres	<b>0</b> %
Total number of dwelling units	<b>0</b> D.U.	
Commercial	<b>0</b> Acres	<b>0</b> %
Industrial	<b>0</b> Acres	<b>0</b> %
Other land use	<b>0</b> Acres	<b>0</b> %
Active recreation and/or open space	<b>0.29</b> Acres	<b>3</b> %
Passive open space	<b>6</b> Acres	<b>52</b> %
Public and private right-of-way	<b>1.32</b> Acres	<b>11</b> %
Maximum coverage of buildings and structures	<b>86,031</b> Sq. Ft.	<b>50</b> %