

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2016-069
TO PLANNED UNIT DEVELOPMENT

FEBRUARY 18, 2016

The Planning and Development Department hereby forwards to the Planning Commission and Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2016-069** to Planned Unit Development.

<i>Location:</i>	East side of Lem Turner Road North of Jerry Lane and South of Bessent Road
<i>Real Estate Number(s):</i>	021047 0000 021048 0000
<i>Current Zoning District:</i>	Residential Rural-Acre (RR-Acre). Commercial Community General-2 (CCG-2)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Low Density Residential (LDR) Community General Commercial (CGC)
<i>Proposed Land Use Category:</i>	Low Density Residential (LDR)
<i>Planning District:</i>	North, District 6
<i>City Council District:</i>	The Honorable Katrina Brown, District 8
<i>Planning Commissioner:</i>	Marshall Adkison
<i>Applicant/Agent:</i>	Greg Kupperman Green & Kupperman, Inc. 200 First Street, Suite B Neptune Beach, Florida 32266
<i>Owner:</i>	Patricia L. Odom 10567 Lem Turner Road Jacksonville, Florida 32218

Staff Recommendation:

APPROVE WITH CONDITIONS

GENERAL INFORMATION

Application for Planned Unit Development 2016-069 seeks to rezone approximately 16.95± acres of property from Residential Rural-Acre (RR-Acre) and Commercial Community General-2 (CCG-2) to Planned Unit Development (PUD). The PUD zoning district is being requested to permit the development of a 56 lot single family subdivision, on 40 feet wide lots. Maximum lot coverage will not exceed 55%. The layout of the subdivision will provide for a development scheme that is compatible with the established pattern of development in the nearby area and bring a competitive and additional housing product to the North Jacksonville area.

There is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series of the 2030 Comprehensive Plan, Ordinance 2015-068 (Application 2015C-026) requesting to change the functional land use category of a portion of the subject property from Community General Commercial (CGC) to Low Density Residential (LDR). The Planning and Development Department has submitted its report on the companion Small-Scale Land Use Amendment 2015C-026 and recommends that the same be approved.

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) and the Community General Commercial (CGC) 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. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series 2015C-026 (Ordinance 2016-068) that seeks to amend the portion of the site that is within the CGC land use category to Low Density Residential (LDR). Staff is recommending that Application for Small-Scale Land Use Amendment to the Future Land use Map Series 2015C-026 be **approved**. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code. A description of the category is noted below.

The uses provided herein shall be applicable to all LDR sites within the Suburban Area:

Principal Uses: Single family and Multi-family dwellings; Commercial retail sales and service establishments when incorporated into mixed use developments which utilize the Traditional Neighborhood Development (TND) concept and such uses are limited to 25 percent of the TND site area; and other uses associated with and developed as an integral component of TND.

Secondary Uses: Secondary uses shall be permitted pursuant to the Residential land use introduction. In addition the following secondary uses may also be permitted: Borrow pits; Animals other than household pets; Foster care homes; Drive through facilities in conjunction with a permitted use; Assisted living facilities and housing for the elderly, so long as said facilities are located within three miles of a hospital and on an arterial roadway; and Commercial retail sales and service establishments when the site is located at the intersection of roads classified as collector or higher on the Functional Highway Classification Map, however logical extensions and expansions of preexisting commercial retail sales and service establishments are exempt from the roadway classification and intersection requirements.

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?

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?

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.

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category 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, and furthers the following goals, objectives and policies contained herein, including:

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

FLUE 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.

FLUE 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.

FLUE Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE 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.

FLUE Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

(2) Consistency with the Concurrency Mobility and Management System

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

(3) *Allocation of residential land use*

This proposed Planned Unit Development intends to utilize lands for a 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.

The Duval County School Board reviewed this application submittal and has the following comments:

1. Student generation by the proposed use (56 residential units) – 18 students
2. Schools affected – Pine Estates ES – currently at 83% capacity; Highlands MS – currently at 64% capacity; First Coast HS – currently at 99% capacity.

(4) *Internal compatibility*

The development shall address access and circulation within the site. The proposed PUD limits the uses permitted on the subject property to single-family with a common development scheme, unified architectural theme that contains special provisions for signage, landscaping, buffering, sidewalks, and other issues relating to the common areas and those used for vehicular and pedestrian traffic. Access to the property is available from Lem Turner Road and Centerwood Court. A non-access easement will be recorded along Jerry Road. Final design and location of the access points are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

The applicant has not demonstrated a need to increase the lot coverage to 55%. The Zoning Code permits lot coverage to 50%. The Department is of the opinion that increasing the lot coverage will be a detriment to the health, safety and welfare of the residents by reducing the amount of open space on each lot.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The proposed PUD will provide 4,594 square feet of pocket park internal to the site. In addition, wetlands comprise a large portion of the site providing additional passive open space of approximately 7.3+/- acres.

Traffic and pedestrian circulation patterns: The PUD proposes one full access point from Lem Turner Road and one access to the adjoining single-family neighborhood to the north, at Centerwood Drive North. The project will contain sidewalks which meet the 2030 Comprehensive Plan. The final location of the access point is subject to the review of the FDOT and the Development Services Division.

A review of the project by the Development Services Division in their memorandum dated February 4, 2016 produced the following comments:

- **Lem Turner Road is a FDOT maintained roadway. Proposed road location shall be determined by FDOT.**
- **Roadways shall meet the design criteria of Section 3 of the Land Development Procedures Manual & Chapter 654 Subdivision Code.**
- **Provide sidewalks per Section 2.2.1, Option A, B or C, of the Land Development Procedures Manual.**
- **Signs, fences, walls and landscaping shall be located so that horizontal line of sight is unobstructed at intersections.**
- **There shall be no access to Jerry Lane (substandard width roadway).**

The use and variety of building setback lines, separations, and buffering: The proposed PUD written description contains development standards which are similar to the current Zoning Code requirements for the RLD-40 zoning district. A 3 feet side yard setback and 10 feet rear yard setback are proposed.

A summary of the proposed development is as follows:

Total Gross Acres	16.95+- Acres
Total Number of Units Single Family	56
Active Recreation Area	4,595 square feet
Total Passive Open Space (Ponds, Wetlands & Open Space)	7.3 Acres
Amount of Public & Private R/W	1.9 Acres.
Maximum Lot Coverage	55%

Signage: The applicant proposes signage consistent with the requirements of low density residential zoning within Part 13 of the Zoning Code.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of any use within the proposed Planned Unit Development: The Applicant will record a non-access easement along the length of Jerry Road.

(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 type, number and location of surrounding external uses: Lem Turner Road is a 4 lane minor arterial roadway with sidewalks on both sides of the road. Directly across the subject

property on Lem Turner Road are 3 churches and an auto shop. Directly north exists a vacant commercial lot and adjacent to the commercial lot are single family homes in the subdivision of Creekside Bend. (Land Use – MDR). South of the site is a vacant commercial lot that abuts a gas station at the signalized intersection of Lem Turner Road and Broward Road. Additional large lot single family homes are found on the south side of Jerry Lane. The land use is CGC along most of Lem Turner Road, however there are many vacant lots and little commercial development in this area.

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</u>	<u>Current Use</u>
North	MDR/LDR/CGC	PUD (2004-62-E) RR-ACRE/CCG-2	SF Vacant
South	LDR/CGC	RLD-60/ CCG-2	SF/Vacant
East	LDR	RLD-60	SF
West	CGC	PUD (1996-1043-E) CCG-2	Church Auto-shop

(6) Intensity of Development

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 use is consistent with the residential density and intensity of surrounding lands. This PUD proposes a gross density of 3.3 dwelling units to the acre and over 7.3+/- acres of recreational and passive open space, and differs from the usual application of the Zoning Code because it contains a significant amount of wetlands on the site and will be designed around and along wetland areas. Substantially more open space will be provided for than with the usual application of the zoning code. It will afford a development with a different option of single family lot sizes within a residential community in keeping with the area's pattern of development. Creekside Bend to the north is a single-family residential subdivision PUD with lots 45 feet in width.

The availability and location of utility services and public facilities and services: Water, sanitary sewer and electric service will be provided by the JEA.

(7) Usable open spaces plazas, recreation areas.

The PUD will provide a recreation/common area for the community in the form of a pocket park no smaller than 4,595 square feet. The pocket park will include at a minimum of 2 benches, shade gazebo and tot lot. In addition, wetlands and marshland will comprise over 7.3 acres, providing additional passive open space. The provision proposed by the applicant is sub-standard and does not meet the intent of Section 656.420; whereas \$250 per lot or 435

square feet per lot of recreation area is provided. A minimum of 24,360 square feet will need to be provided.

(8) Impact on wetlands

Surveying of a 2004 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

With only 16.95 acres, a wildlife survey is not required.

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

The written description indicates the site will be developed in accordance with Part 6 of the Zoning Code. For front loading garage facades, a 20 foot setback is proposed. A 15 foot setback is proposed for front of the house façade.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on February 03, 2016, the required Notice of Public Hearing signs were posted.



*Source: Staff, Planning and Development Department
Date: February 3, 2016*

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2016-069 be **APPROVED with the following exhibits:**

1. The original legal description dated December 7, 2015.
2. The original written description dated December 7, 2015.
3. The original site plan dated December 7, 2015.
4. The development shall proceed in accordance with the Development Services Division memorandum dated February 4, 2016 or as otherwise approved by the Planning and Development Department.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2016-069 be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. Lot coverage shall not exceed fifty (50) percent.
2. The applicant must provide an active recreation area that meets the requirements of Section 656.420, or contribute \$250 per lot to the Parks and Recreation Department at the time of Verification of Substantial Compliance.



Site is currently wooded and undeveloped. Jerry Lane.

Source: Staff, Planning and Development Department
Date: February 3, 2016



View north along Lem Turner Road.

Source: Staff, Planning and Development Department
Date: February 3, 2016



Typical single-family homes along Jerry Lane.

Source: Staff, Planning and Development Department
Date: February 3, 2016



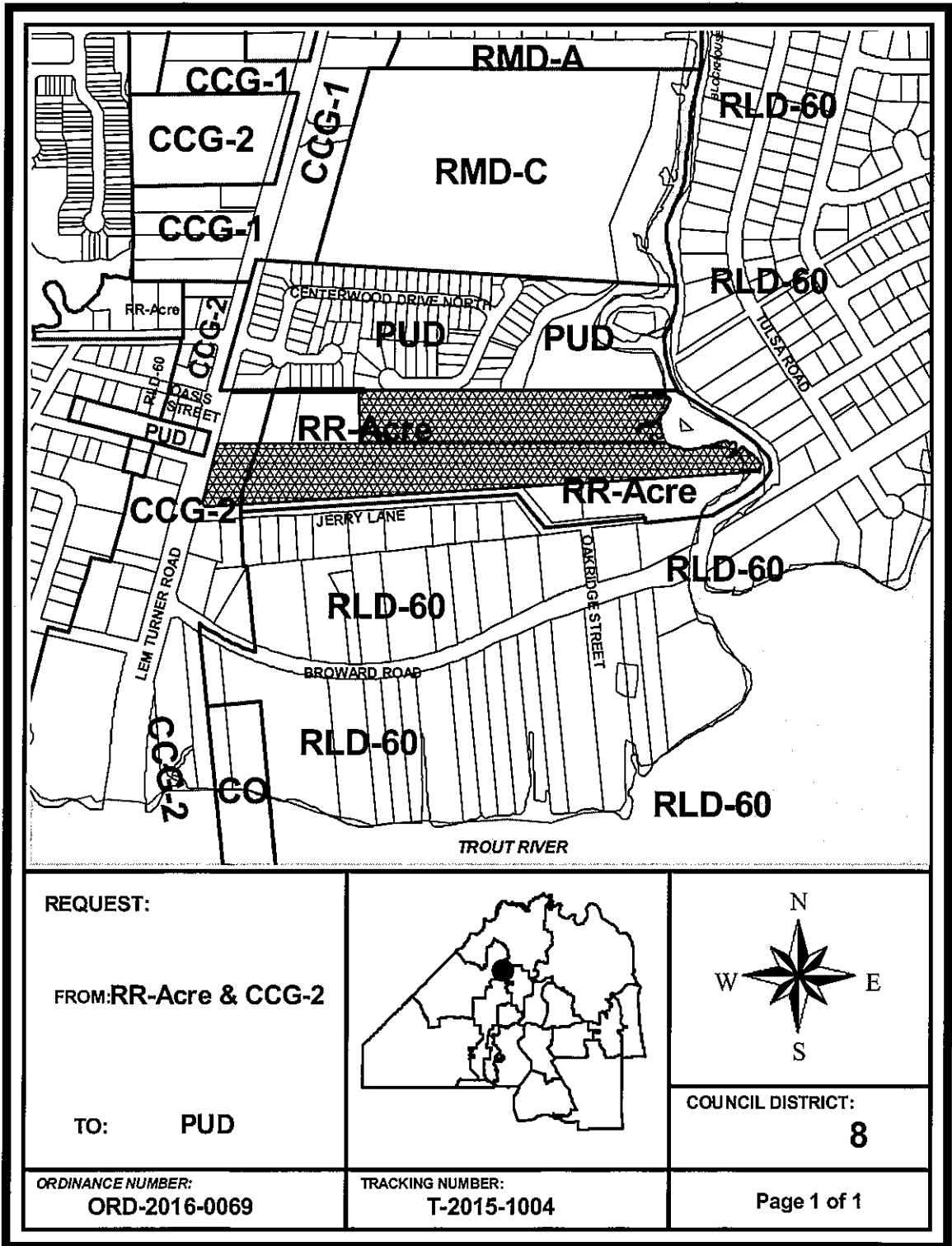
Approximately 7.3+/- acres of the property are wetland/marshland.

Source: Staff, Planning and Development Department
Date: February 3, 2016



Creekside Bend neighborhood to the north, 45 feet wide lots.

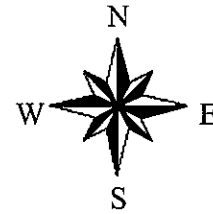
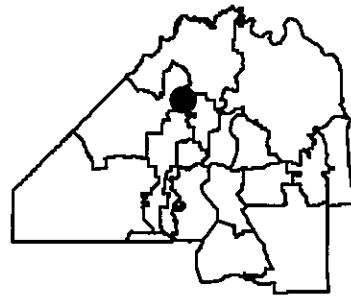
Source: Staff, Planning and Development Department
Date: February 3, 2016



REQUEST:

FROM: RR-Acre & CCG-2

TO: PUD



COUNCIL DISTRICT:

8

ORDINANCE NUMBER:
 ORD-2016-0069

TRACKING NUMBER:
 T-2015-1004

Page 1 of 1

Transmittal To Land Use Section For Review of Zoning Applications

Application #: 2016-069 CALEB'S Cove PUD

Planning District: 6

Requesting Zoning Planner: Aaron Glick

Date Request Transmitted: Feb 1, 2016

Date Requested for Completion and Return: Feb 9, 2016



Date Received: Feb 1, 2016

Land Use Planner Receiving the Request: Jody McDaniel

Date returned to Zoning Planner: Feb 3, 2016

Comments:

This PUD is being review under the land use category of LDR. The site is located in the Suburban Development Area. The proposed use is consistent with the LU category of LDR . However, the Comp Plan states in the ROS Element Policy 2.2.4-A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation. 56 lots X 435 sq ft. = 24,360 sq ft. or .5 acres. The developer is only providing .1 acre.

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.



February 4, 2016

MEMORANDUM

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

FROM: Lisa King
Traffic Technician Senior

**Subject: Caleb's Cove PUD
R-2016-069**

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

1. Lem Turner Road is a FDOT maintained roadway. Proposed road location shall be determined by FDOT.
2. Roadways shall meet the design criteria of Section 3 of the Land Development Procedures Manual & Chapter 654 Subdivision Code.
3. Provide sidewalks per Section 2.2.1, Option A, B or C, of the Land Development Procedures Manual.
4. Signs, fences, walls and landscaping shall be located so that horizontal line of sight is unobstructed at intersections.
5. There shall be no access to Jerry Lane (substandard width roadway).

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: 02/08/2016

TO: Aaron Glick
City Planner II

FROM: Soliman Peter Salem
City Planner II

SUBJECT: TRANSPORTATION REVIEW OF CALEB'S COVE PUD

Lem Turner Boulevard (SR 115), from Soutel Drive to Leonid Road, is the directly accessed functionally classified roadway. Lem Turner Boulevard is a 4-lane undivided class I arterial I in this vicinity and is currently operating at an acceptable LOS C. Lem Turner Boulevard segments have a maximum daily service volume of 39,800 vpd and a 2015 daily traffic volume of 27,000. This road segment currently has sufficient capacity to accommodate the traffic generated by this development. Access to this site via Lem Turner Boulevard must be subject to FDOT access management requirements.

This proposal is for 56 units of ITE 210 Single Family which would generate a total of 616 vpd and does not exceed the amount of allowable trip generation for this property.

(ITE 210 Single Family – 56 units)

Application For Rezoning To PUD



Planning and Development Department Info

Ordinance # 2016-0069 Staff Sign-Off/Date AAG / 01/12/2016

Filing Date 01/13/2016 Number of Signs to Post 5

Hearing Dates:

1st City Council 02/23/2016 Planning Commission 02/18/2016

Land Use & Zoning 03/01/2016 2nd City Council 03/08/2016

Neighborhood Association EDEN PARK, INC.

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 1004

Application Status PENDING

Date Started 12/02/2015

Date Submitted 12/07/2015

General Information On Applicant

Last Name	First Name	Middle Name
KUPPERMAN	GREG	S

Company Name
GREEN & KUPPERMAN, INC.

Mailing Address
200 FIRST STREET, SUITE B

City	State	Zip Code
NEPTUNE BEACH	FL	32266

Phone	Fax	Email
904	904	GKUPPERMAN@200FIRSTSTREET.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
ODOM	PATRICIA	L.

Company/Trust Name

Mailing Address
10567 LEM TURNER ROAD

City	State	Zip Code
JACKSONVILLE	FL	32218

Phone	Fax	Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning From Zoning District	To Zoning District(s)	To Zoning District
Map				

	021047 0000	8	6	RR-ACRE	PUD
Map	021047 0000	8	6	CCG-2	PUD
Map	021048 0000	8	6	RR-ACRE	PUD
Map	021048 0000	8	6	CCG-2	PUD

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

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #

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

Development Number

Proposed PUD Name

Justification For Rezoning Application

TO ALLOW FOR A CREATIVE APPROACH TO THE DEVELOPMENT; PROVIDE A MORE DESIRABLE DEVELOPMENT ENVIRONMENT THAN WOULD BE POSSIBLE THROUGH THE STRICT CONVENTIONAL APPLICATION OF THE REQUIREMENTS OF THE ZONING CODE; FOR AN EFFICIENT USE OF LAND RESULTING IN LOWER DEVELOPMENT COSTS; PROVIDE AN ENVIRONMENT THAT WILL IMPROVE THE CHARACTERISTICS OF THE SURROUNDING AREA; ENHANCE THE APPEARANCE OF THE AREA THROUGH DEVELOPMENT CRITERIA; ROPOSE LAND USES AND INTENSITIES WHICH WILL MEET CERTAIN PLANNING

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
<input type="text" value="0"/>	<input type="text" value="LEM TURNER RD"/>	<input type="text" value="32218"/>

Between Streets

 and

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

EXHIBIT D

PUD Written Description

CALEB'S COVE PUD December 7, 2015

I. PURPOSE AND INTENT

It is the purpose and intent of this PUD to provide flexibility in planning, design and development. The PUD will create a unified development plan potentially incorporating shared access, utilities, stormwater treatment and other development criteria. The site consists of 16.95+/- acres of land located on the east side of Lem Turner Road, north of Jerry Lane and south of Bessent Road. The real estate ID numbers are as follows 021048-0000 and 021047-0000.

Project Agent: Greg Kupperman
Green & Kupperman, Inc.
200 First Street, Suite B
Neptune Beach, FL 32266

Project Engineer: Kyle Davis
Baker Klein Engineering, P.E.
1334 Walnut Street
Jacksonville, Florida 32207

Project Developer: Michael Danhour
Land Investment Association, LLC
4495-304 Roosevelt Blvd. #107
Jacksonville, Florida 32210

Current Land Use Category: LDR (Low Density Residential) and CGC (Community General Commercial)

Current Zoning District: RR-Acre (Residential Rural-Acre) and CCG-2 (Commercial Community General-2)

Requested Land Use Category:	LDR (Low Density Residential)
Requested Zoning District:	PUD (Planned Unit Development)
Real Estate Numbers(s):	021048-0000 & 021047-0000
Total Acreage:	16.95+/- acres.
Total number of dwelling units by each type:	56
Total amount of non-residential floor area:	Not Applicable
Total amount of recreation:	4,594 sq.ft.
Total amount of wetlands or open space:	7.3+/- acres.
Total amount of public/private rights of way:	1.9+/- acres.
Maximum coverage of all buildings and structures:	55 percent.
Phase schedule of construction.	One phase.

How does the proposed PUD differ from the usual application of the Zoning Code? This PUD district will differ from conventional zoning districts by excluding the less desirable uses found in the conventional districts. This PUD district will be specifically limited to the residential uses provided herein. Excluding the less desirable uses will make this PUD district more compatible with existing and proposed surrounding uses.

The PUD district also provides a site plan and is specific as to other design criteria unique to the subject property.

The Homeowners Association will maintain the common areas. The City will own the public areas.

There is also a companion Small Scale Land Use Amendment for the frontage along Lem Turner Road changing the Land Use Category from CGC (Community General Commercial) to LDR (Low Density Residential).

II. USES AND RESTRICTIONS

A. Permitted Uses and Structures:

1. Single Family Dwellings.

B. Permissible Use by Exception:

1. Home Occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

III. DESIGN GUIDELINES

A. Minimum lot requirements for Single Family Dwellings:

1. Width: 40 feet. (Minimum road frontage requirement for lots on a cul-de-sac is 25 feet, 32 feet for all other lots.)

2. Area: 4,000 square feet.

B. Maximum lot coverage by all building and structures: 55 Percent.

C. Minimum yard requirements:

- 1A. Front 20 feet for front loaded garage façade.

- 1B. Front 15 feet for front of house façade.

2. Side 3 feet.

3. Rear 10 feet.

D. Maximum height of structure: 35 feet.

E. Accessory Structures

1. Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

F. 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 Lem Turner Road and Centerwood Court a city right of way in the Creekside subdivision contiguous to the subject property and as shown in the Site Plan.

3. Pedestrian Access:

a. Sidewalks installed in accordance with the 2030 Comprehensive Plan shall provide pedestrian access.

G. Signs:

1. The signage requirements for this development shall be consistent with the requirements of Part 13 of the Zoning Code.

H. Landscaping:

1. The Landscaping requirements for this development shall be consistent with the requirements of Part 12 of the Zoning Code. Notwithstanding this requirement the buffer standards adjacent to a public right of way will be 20 feet along Lem Turner Road, and 5 feet along Centerwood Court and Jerry Lane. All of these public right of way buffers will include a non access easement.

I. Recreation and Open Space:

1. Open spaces consisting of 7.3 + - acres of wetlands. Recreation will consist of a pocket park. The pocket park will include at a minimum of 2 benches, shade gazebo and tot lot. The pocket park will contain approximately 4,594 square feet of area.

J. Utilities:

1. Water, electric and sanitary sewer will be provided by Jacksonville Electric Authority (JEA).

K. Wetlands:

1. Appropriate permits will be obtained from the appropriate agencies to impact any wetland areas.

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 Planning and Development Department identifying all existing and proposed uses within the Property, and showing the general layout of the overall Property.

The PUD rezoning site plan is a conceptual PUD rezoning site plan for the purpose of rezoning to the PUD Zoning District. Final design is subject to change through final site planning, engineering, architectural design and market demands. All development improvements are subject to the criteria and approval of the appropriate permitting agencies.

V. JUSTIFICATION FOR PUD CLASSIFICATION FOR THIS PROJECT

The justification for the PUD zoning district which provides for a written description of the intended plan of development and site plan is as follows:

- To allow for a creative approach to the development;
- Provide a more desirable development environment than would be possible through the strict conventional application of the requirements of the Zoning Code;
- For an efficient use of land resulting in lower development costs;
- Provide an environment that will improve the characteristics of the surrounding area;
- Enhance the appearance of the area through development criteria;
- Propose land uses and intensities which will meet certain planning goals and create a balance for the community; and
- This plan and design will create a sustainable development plan.

VI. 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 category is LDR (Low Density Residential) and CGC (Community General Commercial). A Small Scale Land Use Amendment has been filed to go from CGC to LDR, which allows for the above listed uses. 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/Mobility Management System. The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency/Mobility Management System Office.

C. *Allocation of Residential Land Use.* There will be a maximum of 56 single family dwellings.

D. *Internal Compatibility/Vehicular Access.* The proposed PUD contains limitations on the residential uses permitted on the subject property as well as a common development scheme which contains provisions for signage, landscaping, sidewalks, and other issues relating to common areas and vehicular and pedestrian traffic. The site will have access from Lem Turner Road and Centerwood Court.

E. *External Compatibility/Intensity of Development.* This proposal will be consistent with the surrounding residential development in the area.

F. *Recreation/Open Space.* Recreation/open spaces consisting of a pocket park will be provided meeting the goals and objectives of the Comprehensive Plan.

G. *Impact on Wetlands.* Appropriate permits will be obtained from the appropriate agencies to impact any wetland areas.

H. *Listed Species Regulations.* The site contains less than 50 acres and therefore a listed species survey is not required.

I. *Off-Street Parking and Loading Requirements.* The site will comply with Part 6 Off-Street Parking and Loading Regulations of the Zoning Code.

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 requirements of agencies with jurisdiction.

L. *Utilities.* The Jacksonville Electric Authority (JEA) will provide potable water service sanitary sewer and electric.

EXHIBIT F

PUD Name

CALEBS COVE PD

Land Use Table

Total gross acreage	17 Acres	100 %
Amount of each different land use by acreage		
Single family	17 Acres	100 %
Total number of dwelling units	56 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	0.1 Acres	0.6 %
Passive open space	7.3 Acres	43 %
Public and private right-of-way	1.9 Acres	11 %
Maximum coverage of buildings and structures	0 Sq. Ft.	55 %

December 7, 2015

ORDINANCE _____

Legal Description

Only the west 177 feet of Tract "J", TROUT RIVER ESTATES, according to plat thereof recorded in Plat Book 14, page 26, current public records of Duval County, Florida.

December 7, 2015

ORDINANCE _____

Legal Description

Tract "J" and "K", TROUT RIVER ESTATES, according to plat thereof recorded in Plat Book 14, page 26, current public records of Duval County, Florida.

EXHIBIT A - Property Ownership Affidavit

Date: 11/19/15

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location:
RE#021047-0000 & 021048-0000

To Whom it May Concern:

I Patricia L. Odom hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for LU Amendment & PUD Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By Patricia L. Odom
Print Name: Patricia L. Odom

By _____
Print Name: _____
Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 19th day of November 2016 by Patricia L. Odom, who is personally known to me or who has produced _____ as identification and who took an oath.

Kathleen A. Walsh
(Signature of NOTARY PUBLIC)


(Printed Name of NOTARY PUBLIC)

State of Florida at Large
My commission expires: _____

EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: #021047-0000 & 021048-0000

Ladies and Gentleman;

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 thereof, 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, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: Patricia L Odom

Its: Owner

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OFFICIAL RECORDS Warranty Deed

This instrument was prepared by
J. F. LEONARD, ATTORNEY AT LAW
10400 Lem Turner Road
Jacksonville, Florida 32218
A. D. 1988 BETWEEN

THIS INDENTURE, Made this 20th day of October

JOHN F. LUCAS

grantor, and

JOHN F. LUCAS and PATRICIA L. ODOM, Joint tenants with full right of survivorship,

Post office address: 10567 Lem Turner Road, Jacksonville, Florida 32218 grantee.

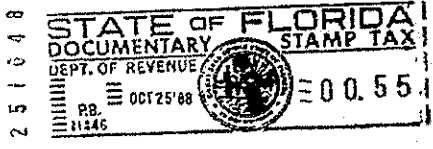
WITNESSETH: That the said grantor, for and in consideration of the sum of \$ 10.00 , to him in hand paid by the said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, his heirs and assigns forever, the following described land, situate, lying and being in the County of Duval , State of Florida, to wit:

Tract "J" and "K", TROUT RIVER ESTATES, according to plat thereof recorded in Plat Book 14, page 26, current public records of Duval County, Florida.

This property is ot the homestead of the Grantor.

CONSIDERATION FOR THIS DEED IS LOVE AND AFFECTION BETWEEN FATHER AND DAUGHTER.

Marguerite H. Lucas passed this life intestate in Jacksonville, Duval County, Florida, on the 25th day of August, 1972 while married to and living with her husband, John F. Lucas, the grantor herein.



And the said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

(When used herein the terms "grantor" and "grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires and shall include heirs, personal representatives, successors or assigns.)

IN WITNESS WHEREOF, the said grantor has hereunto set his hand and seal the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

[Signature] _____ (SEAL)
[Signature] _____ (SEAL)

STATE OF FLORIDA }
COUNTY OF DUVAL } ss.

Before me personally appeared JOHN F. LUCAS

_____ to me well known and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 20th day of October 1988, at Jacksonville, County and State aforesaid.

[Signature]
Notary Public in and for the County and State Aforesaid.
My commission expires:

88 OCT 25 A 8:45
88-110486

HENRY W. COOK

NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Jan. 7, 1992
Berkley Title Surety Insurance, Inc.

Michael Corrigan, Tax Collector
Duval County/City of Jacksonville
Comments - taxcollector@coj.net
Inquiries - (904)630-1916
www.coj.net/tc

I County, City Of Jacksonville
Michael Corrigan , Tax Collector
231 E. Forsyth Street
Jacksonville, FL 32202

General Collection Receipt

Date: 01/08/2016 Time: 10:25:20
Location: P06 Clerk: MHL
Transaction 0016170

Date: 1/5/2016
Email: AGlick@coj.net

Miscellaneous
Item: CR - CR353104
Receipt 0016170.0001-0001 4,115.50

Greg Kupperman
200 First Street, Suite B
Description: t#1004 Caleb's Cove PUD Rezoning Invoice • Rezoning Application's General
Base Fee: \$2,000.00 • Plus Cost Per Acre or Portion Thereof 16.95 Acres @ \$10.00/acre:
• Plus Notification Costs Per Addressee 109 Notifications @ \$7

Miscellaneous
Item: CR - CR353739
Receipt 0016170.0002-0002 2,933.00

SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
							2933.00

Total Paid 7,048.50
CHECK 0216 7,048.50
Total Tendered 7,048.50

Paid By: CALEB'S DEVELOPMENT LL
Thank You

Total Due: \$2,933.00

Michael Corrigan , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR353739REZONING/VARIANCE/EXCEPTION
Name: Greg Kupperman

Date: 1/5/2016

Address: 200 First Street, Suite B
Description: t#1004 Caleb's Cove PUD Rezoning Invoice • Rezoning Application's General Base Fee: \$2,000.00 • Plus Cost Per Acre or Portion
Thereof 16.95 Acres @ \$10.00/acre: \$170.00 • Plus Notification Costs Per Addressee 109 Notifications @ \$7

Total Due: \$2,933.00

If the applicant has not submitted the pictures of the posted or reposted signs, if necessary, and the accompanying notarized affidavit required per section 656.124(c), the Department shall notify the Council committee of reference, which will result in a deferral of the item to be heard. The Council committee of reference shall not approve, approve with conditions or deny any item unless the applicant has submitted the pictures of the posted or reposted signs, if necessary, and the accompanying notarized affidavit in accordance with the requirements set forth in section 656.124(c).

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS provided to me for application 2016-69 were posted in conformance with Section on the property/site located at:

021048-0000 021047-0000
Real Estate Number(s)

LEM TURNER ROAD
Address

JACKSONVILLE FL
City, State

GRECO KUPPERMAN
Printed Name

Mel Kupper
Signature

Dated this 10 day of FEB 2016.

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 10 day of February, 2016, by Greco Kupperman (Applicant/Agent)

Such person(s): (notary must check applicable box)

- is (are) personally known to me; or
 produced a current _____ driver's license as identification; or
 produced _____ as identification.

Kendra N. Robertson
[Print or type name]

Notary Public, State of Florida at Large

Kendra N. Robertson



Rezoning Sign Affidavit Form 16-0000000000

PLANNING AND DEVELOPMENT DEPARTMENT

