

AMENDED PUD WRITTEN DESCRIPTION
Spartina Cove PUD
~~March 14~~ April 26, 2018
RE #019657 1000 and 019663 0000

I. PROJECT DESCRIPTION

The site is currently designated Low-Density Residential (LDR) and Business Park (BP) on the Future Land Use Map (FLUM). The property is zoned PUD pursuant to 2007-86-E. The existing PUD allows for 220 Multi-Family Residential units. This PUD modification allows for the development of ~~270~~244 Townhomes and removes the access to Duval Road, except as to two single family detached homes. This PUD provides for single family, multi-family (townhomes), active recreation and conservation. The new site plan provides for an access road which aligns with Duval Lake Road and an access road which aligns with Cole Court. The applicant requests removal of the condition that a right and left turn lanes be provided on Duval Road and Cole Road as provided in the February 9, 2007 Transportation Planning Division Memorandum. The applicant also request removal of the condition that the project not be gated and removal of the condition that brick columns be provided every twenty-five (25) feet as part of the solid vinyl fence.

- A. Project Name: Spartina Cove PUD
- B. Project Architect/Planner: Kimley Horn, Inc.
- C. Project Engineer: Kimley Horn, Inc.
- D. Project Developer: Corner Lot Development Group

II. QUANTITATIVE DATA

Total Acreage:	41.4 acres
Total Number of Dwelling Units:	Up to 272 <u>246</u> (270 <u>(244</u> townhouse <u>townhouses/2 SF)</u>
Total amount of non-residential floor area:	0 acres
Total amount of active recreation area:	0.96 <u>1.20</u> acres
Total amount of pond space	5.34 <u>9</u> acres
Total amount of conservation area: 6.14 <u>(wetlands and buffers): 8.20</u> acres	

Total amount of public/private rights of way: 5.8020 acres

Total amount of land coverage of all buildings and structures over the entire property: 45%

III. USES AND RESTRICTIONS

A. Permitted Uses and Structures

1. Townhome Dwellings.

2. ~~3.~~ Single-family Dwellings (for portion fronting Duval Road).

2.3. ~~3.~~ Neighborhood parks, pocket parks, playgrounds or recreational structures, which serve or support a neighborhood over several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.

3.4. ~~4.~~ Essential services, including water, sewer, gas, telephone, radio, television, drainage and stormwater facilities, meeting the performance standards and development criteria set forth in Part 4.

4.5. ~~5.~~ Home occupations meeting the performance standards and development criteria set forth in Part 4.

B. Permitted Accessory Use and Structures.

1. Accessory uses allowed in accordance with Section 656.403.

IV. DESIGN GUIDELINES

A. Minimum lot requirements and building requirements for townhouses shall be in accordance with the requirements provided herein.

Minimum lot area (individual townhomes): 1,500700 square feet

Minimum unit size 1,200400 square feet heated and cooled space, not including one car garages.

Minimum lot width: ~~15~~17 feet; 25 feet for end units

Maximum lot coverage (individual units)	80 70 percent
Minimum front yard:	22 feet from the outside edge of the sidewalk to the garage face where the sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of the curb where not sidewalks are located to the garage face and 15 feet to the building façade; 15 feet, if access to garage is from an alley.
Minimum side yard:	0 feet for interior; 8 feet for end units
Minimum rear yard:	10 feet
Maximum height:	35 feet (<u>maximum two stories for townhouses, three stories for an amenity center</u>)

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B. Minimum lot requirements and building requirements for single family residences shall be in accordance with the requirements provided herein.

Minimum Lot Width:	60 feet
Minimum Lot Area:	6,000 square feet
Maximum Lot Coverage (individual lots):	50 percent
Minimum side yard:	5 feet
Minimum front yard:	20 feet
Minimum rear yard:	10 feet
Maximum height of structures:	35 feet

C. Ingress, Egress and Circulation

- (1) Parking requirements. Two parking spaces per unit. Each townhouse unit shall have a one car garage and parking shall be allowed in the driveways of units

in order to satisfy this requirement. For townhouses, one (1) guest parking space per every three (3) units shall be provided.

- (2) Vehicular Access. Vehicular access shall be via Cole Road for the townhouses and Duval Road for the single family homes. Internal roads shall provide twenty-four (24) feet of pavement, excluding curb and gutter.
- (3) Pedestrian Access. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan or as approved by the City of Jacksonville Planning and Development Department. Upon completion of sidewalks on the overpass on Cole Road, sidewalks from the southern entrance of the townhouse development on Cole Road shall be installed up to the overpass to the extent the necessary right-of-way width for said sidewalks is available.

D. Signage.

All signs shall meet the requirements of Part 13 of the Zoning Code.

E. Landscaping

The property will be developed in accordance with Part 12 of the Zoning Code. The site shall contain at a minimum the landscaping requirements of the Ordinance.

F. Recreation and Open Space

0.96A minimum of 1.20 acres of active recreation shall be provided. Twenty-five (25) percent of the PUD (~~approximately 10.3 acres~~) shall be open space, including active recreation, conservation areas and ponds.

All areas designated as wetlands shall be encumbered with a conservation easement per the applicable permitting agency.

G. Utilities.

All utilities and improvements, as well as any other public works/engineering related issues will be designed and constructed in accordance with the standards and specifications of the City of Jacksonville, Public Works Department and JEA.

Water, Sanitary Sewer and Electric will be provided by JEA.

H. Wetlands

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

I. Site Plan and Modifications.

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The site plan approved as part of this PUD is a conceptual. Final design is subject to change through final site planning, engineering design, permitting and other regulatory approvals. ~~Amendments to the approved PUD may be accomplished by administrative deviation or by minor modification. Any use not specifically listed but similar to or associated with the listed uses, in the alternative, may be permitted by administrative deviation or minor modification. PUD amendments, including administrative deviations, minor modifications or rezonings, may be sought for individual parcels or access points within the PUD.~~ All development improvements are subject to appropriate local, State and Federal permitting agencies.

J. Buffers

The property shall include the following buffers:

- ~~1. Except as otherwise specifically stated herein, a ten (10) foot buffer between the townhouse development and the neighboring properties shall be provided which complies with the standards in the current Section 656.1216(b), Ordinance Code. A chain link fence shall be installed on the subject property side of the buffer on the northern and eastern boundaries of the subject property, except where such fence would be located within wetlands.~~
- ~~2. An average twenty (20) foot buffer (fifteen (15) feet minimum) shall be provided between the townhouse development and Cole Road which complies with the standards in the current Section 656.1222, Ordinance Code. An eight (8) foot tall fence constructed of vinyl panels shall be installed on the subject property side of the buffer.~~
- ~~3. An average twenty (20) foot buffer (fifteen (15) feet minimum) shall be provided between the townhouses and the properties zoned for single family residential which front on Duval Road which complies with the standards in the current Section 656.1216(b), Ordinance Code. An eight (8) foot tall fence with one-hundred (100) percent opacity shall be installed on the subject property within said buffer. Drain yards and other drainage structures shall be permitted within this buffer so long as the opacity and other requirements of the buffer are met.~~
- ~~4. All the buffers provided herein shall be maintained by a homeowner's association.~~

K. Phasing

The development shall be developed in ~~three (3)~~ two (2) phases where ~~a minimum of eight (8)~~ at least one-hundred twenty (122) units shall be developed in ~~each~~ the first phase. ~~The workforce housing described herein shall be developed as part of the first phase. The first phase shall include the townhouses approximately located on the western half of the property.~~

V. 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 then existing and proposed uses within the Property and showing the general layout of the overall Property.

VI. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is compatible with the City of Jacksonville 2030 Comprehensive Plan, as proposed to be amended. The proposed development will be beneficial to the surrounding neighborhood and community by providing a transition in intensity of uses. The design and layout of the PUD accomplishes the following:

- A. Creative in its approach through the use of existing and proposed existing land use designations;
- B. Provide a more desirable development than would be possible through the strict application of the existing land uses;
- C. Provide a development that will improve the characteristics of the surrounding area which the current future land use does not;
- D. Enhance the appearance of the area through the development criteria, buffering, active and passive recreation; and
- E. Supportive of the property values and a substantial improvement of the quality of development on the property as of the date hereof.

VII. PUD REVIEW CRITERIA

A. *Consistency with Comprehensive Plan.* The property is currently designated BP on the Future Land Use Map. BP allows for newly constructed single and multi-family residences with a density range of 1 to 20 units per acre. The density as proposed is approximately 75.94 units per acre. A minimum of 5024 units on site shall be “workforce” housing – meaning that they shall be made available to persons or a family with total annual gross household income not to exceed 140% of Duval County’s AMI, adjusted for family size, as defined in the Comprehensive Plan. The workforce housing units shall be constructed as part of the first phase of development. As shown on the site plan, the development shall comprise a mix of uses – including multi-family, single-family, active recreation and conservation, no one use exceeds 80 percent of the development.

- B. *Consistency with the Concurrency Management System.* The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency and Mobility Management System Office. (CMMSO).
- C. *Allocation of Residential Land Use.* The proposed PUD allows for a development program of a total of ~~272~~246 dwelling units as herein described.
- D. *Internal Compatibility/Vehicular Access.* The proposed PUD contains limitations on the uses permitted on the Property, as well as, as a common development scheme that contains provisions for signage, landscaping, sidewalks, recreation and open space and other requirements relating to common areas and vehicular and pedestrian traffic. The final design and engineering plans shall be subject to the review and approval of the City Traffic Engineer.
- E. *External Compatibility/Intensity of Development.* A portion of the property is LDR Land Use Designation. The aesthetic and design guidelines contained in the PUD will positively contribute to the residential and commercial developments in the general area.
- F. *Recreational/Open Space.* The project complies with the applicable recreation space requirements.
- G. *Impact on Wetlands.* The property will be developed in accordance with the permit requirements of the SJWMD, the DEP and the ACOE.
- H. *Listed Species Regulations.* A species survey will be provided.
- I. *Off-Street Parking and Loading Requirements.* The property will comply with Part 6 of the zoning code or as otherwise approved by the Planning and Development Department.
- J. *Sidewalks, Trails and Bikeways.* Sidewalks will be constructed consistent with the 2030 Comprehensive Plan.
- K. *Stormwater Retention.* Retention shall meet the requirements of the City of Jacksonville and all other state and local agencies with jurisdiction including the SJWMD.
- L. *Utilities.* JEA will provide electric, sewer and water services to the Property.

VIII. SUCCESSORS IN TITLE

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

IX. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The proposed PUD allows for a master planned community which allows for a mix of townhouses and single family residences.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

Roadways not dedicated to the City of Jacksonville, if any, will be maintained by a homeowners association.

Proposed Conditions

Each vehicular entrance which provides egress and ingress to Cole Road shall be gated.

Prior to preliminary development permit approval, developer shall submit to the City a report by a professional traffic engineer analyzing whether signalization is warranted at the intersection of Duval Road and Cole Road. If the report finds that signalization is required, the developer shall pay for the installation of said signalization.

EXHIBIT F
LAND USE TABLE

Total Gross acreage

Amount of each different land use by acreage: 41.4 acres 100%

Residential (Single and Townhouse)

Single Family

 Total Number of dwelling units 2 units

~~1.2.3~~ acres ~~2.95.55~~%

Townhouse

~~270244~~

 Total Number of dwelling units ~~270244~~

~~2220.12~~ acres ~~53.1448.6~~%

Commercial

0 0%

Industrial

0 0%

Active Recreation

~~2.3289~~% ~~0.961.20~~ acres

Conservation Area

~~6.148.20~~ acres ~~14.8319.80~~%

Total Amount of pond acreage

~~5.304.44~~ acres ~~12.8010.82~~%

Public and private right-of-way

~~5.8014~~ acres ~~14.0112.41~~%

Maximum coverage of all buildings and structures 45 percent