

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2018-255 TO

PLANNED UNIT DEVELOPMENT

MAY 17, 2018

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 **2018-255** to Planned Unit Development.

Location: Northeast quadrant of Parental Home Road and Bowden Road

Real Estate Number(s): 152570-0200

Current Zoning District: Commercial Residential Office (CRO)
Commercial Neighborhood (CN)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)
Neighborhood Commercial (NC)

Proposed Land Use Category: Residential Professional Institutional (RPI)

Planning District: Southeast, District 3

Applicant/Agent: L. Charles Mann
165 Arlington Road
Jacksonville, Florida 32211

Owner: Payne Roberts
321 DuPont Station Court South
Jacksonville, Florida 32217

Staff Recommendation: **APPROVE WITH CONDITIONS**



SETBACKS
 SIDE - 20'
 CITY STREET BALANCE - 20'
RECREATIONAL AREA
 MINIMUM REQUIREMENT - 0.26 AC
 MINIMUM IMPERVIOUS - 0.06 AC

LEGEND

-----	SITE BOUNDARY
-----	EXISTING SETBACK LINE
-----	PROPOSED SETBACK LINE
-----	EXISTING PAVEMENT
-----	PROPOSED PAVEMENT
-----	MOULDS
-----	POINT OF CURVATURE
-----	POINT OF TANGENCY
-----	PROPOSED PAVEMENT
-----	PROPOSED DRIVEWAY
-----	PUBLIC UTILITY
-----	UNDEVELOPED DRIVEWAY ACCESS FACILITY
-----	CONCRETE DRIVEWAY
-----	CONCRETE DRIVEWAY
-----	INTERLOCKING STONE PAVEMENT
-----	ASPHALT DRIVEWAY

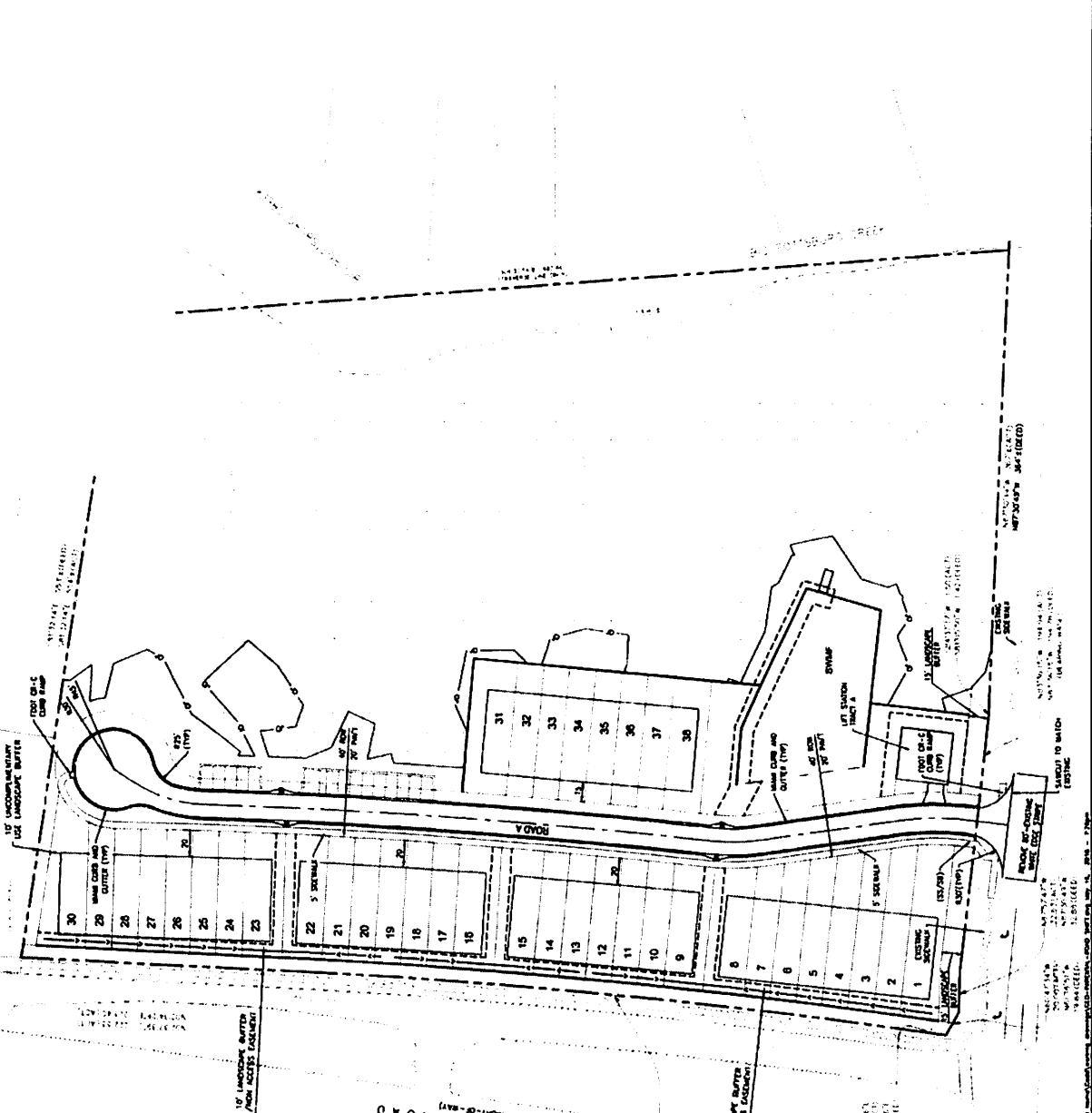
PAVEMENT MARKINGS STANDARDS

PAVEMENT MARKINGS SHOULD BE PLACED AS SHOWN ON THE PLAN. ALL MARKINGS SHALL BE PLACED BEFORE THE PAVEMENT IS LAYED. THE MARKINGS SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

1. ALL DRIVEWAYS SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
2. ALL DRIVEWAYS SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
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GENERAL NOTES

1. ALL DRIVEWAYS SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
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10. ALL DRIVEWAYS SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:



GENERAL INFORMATION

Application for Planned Unit Development 2018-255 seeks to rezone approximately 9.35 acres of land from CO and CN to PUD. The rezoning to PUD is being sought so that the property can be developed with a maximum of 38 town homes.

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 Residential Professional Institutional (RPI) and Neighborhood Commercial (NC) 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 L-5283-18C (Ordinance 2018-254) that seeks to amend the portion of the site that is within the NC land use category to Residential Professional Institutional (RPI). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land use Map Series L-5283-18C be approved.

Residential Professional Institutional (RPI) is a category primarily intended to accommodate medium to high density residential, professional office, and institutional uses. Limited commercial retail and service establishments which serve a diverse set of neighborhoods may also be a part of mixed use developments. RPI is generally intended to provide transitional uses between commercial and residential uses, although it may also provide a transition between industrial and residential uses when industrial uses pose no health or safety risks to residents. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. Transit-Oriented Developments (TOD), as defined in this element, are encouraged when in close proximity to an existing or planned JTA mass transit system station or Rapid Transit System (RTS). Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

Principal Uses: Multi-family dwellings; Office; Business and Professional Office; Institutional; Large scale institutional uses, which require supporting residential and office components; Commercial retail sales and service establishments limited to 50 percent of the site area; Live/Work Units; Financial institutions; Restaurants (without drive-in or drive-thru facilities); Off street parking lots and garages when combined with another principal use;

Single-use developments shall be limited to residential or office. Single use residential developments shall be pursuant to the requirements of the Medium Density Residential (MDR) category. Mixed use developments may not include more than 90 percent of any individual use. **Secondary Uses:** Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Single-family dwellings as part of a single-use or mixed used development; Veterinary Offices; and Filling stations.

The maximum gross density within the Urban Area shall be 30 units/acre and there shall be no minimum density; except as provided herein. Single use developments are limited to residential or office in the RPI land use and shall meet the requirements of the MDR category. The number of townhomes is well within the 20 units per acre density permitted in MDR. Maximum density for the 9.35 site would allow 187 units; the PUD limits development to 38 units.

(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, meets all portions of the City's land use regulations and furthers 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 categories as identified in the Future Land Use Map series (FLUMs): Residential Professional institutional (RPI) and Neighborhood Commercial (NC). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5283-18C (Ordinance 2018-254) that seeks to amend the portion of land that is within the NC land use category to RPI.

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 1.1.20

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.

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 Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

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 Policy 3.1.3

Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

FLUE Policy 3.1.6

The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

FLUE Policy 3.1.19

The City shall adopt criteria and standards in order to limit the location of single-family attached and multi-family housing units to the periphery of established single-family detached neighborhoods and non-residential nodes, along collectors, arterials, and rail transit corridors, unless the higher density residential development is a component of a mixed or multi-use project.

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.

Utility Capacity**Infrastructure Element****Policy 1.2.6**

Within the Suburban Boundary Map as defined in the Future Land Use and Capital Improvements Elements, new septic tanks will be forbidden pursuant to the Septic Environmental Protection Board – Rule 3; however, they may be permitted as interim facilities, provided the following requirements are satisfied:

1. Single family/commercial (estimated flows of 600 gpd or less):
 - a. Requirements of Chapter 64E-6, Florida Administrative Code (F.A.C.) are accommodated.
 - b. The collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Commercial (above 600 gpd)
 - a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
 - b. The collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (commercial or single family):

- a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
- b. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
- c. Each lot is a minimum of 1 acre unsubmerged property.
- d. Alternative (mounded) systems are not required.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

Policy 1.2.6

The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

Wetlands

The PUD site plan depicts the wetland boundary of the property and indicates that approximately 6.7 acres of the PUD site contains wetlands. In addition to reviewing the PUD site plan the Department evaluated the site with the use of the City's GIS system and photogrammetric analysis. According to the Florida Land Use Code Classification System (FLUCCS) the wetland is classified as "Scrub-shrub wetland" which is part of a larger wetland system that buffers Pottsburg Creek which also serves as the eastern most property boundary. This wetland is part of a larger riverine wetlands system that extends from the south and drains to the north.

The wetlands are classified as "Category II" type wetlands and are associated with Pottsburg Creek floodplains. These wetlands have an extremely high functional value due to the large water pollution and stormwater attenuation capabilities. Pottsburg Creek drains into Arlington River which then drains into the St. Johns River (See attached wetlands map).

Residential uses are permitted in Category II wetlands, provided the general standards listed in CCME Policy 4.1.3 are met and that the following supplemental standards are met where lots are located totally within the wetlands:

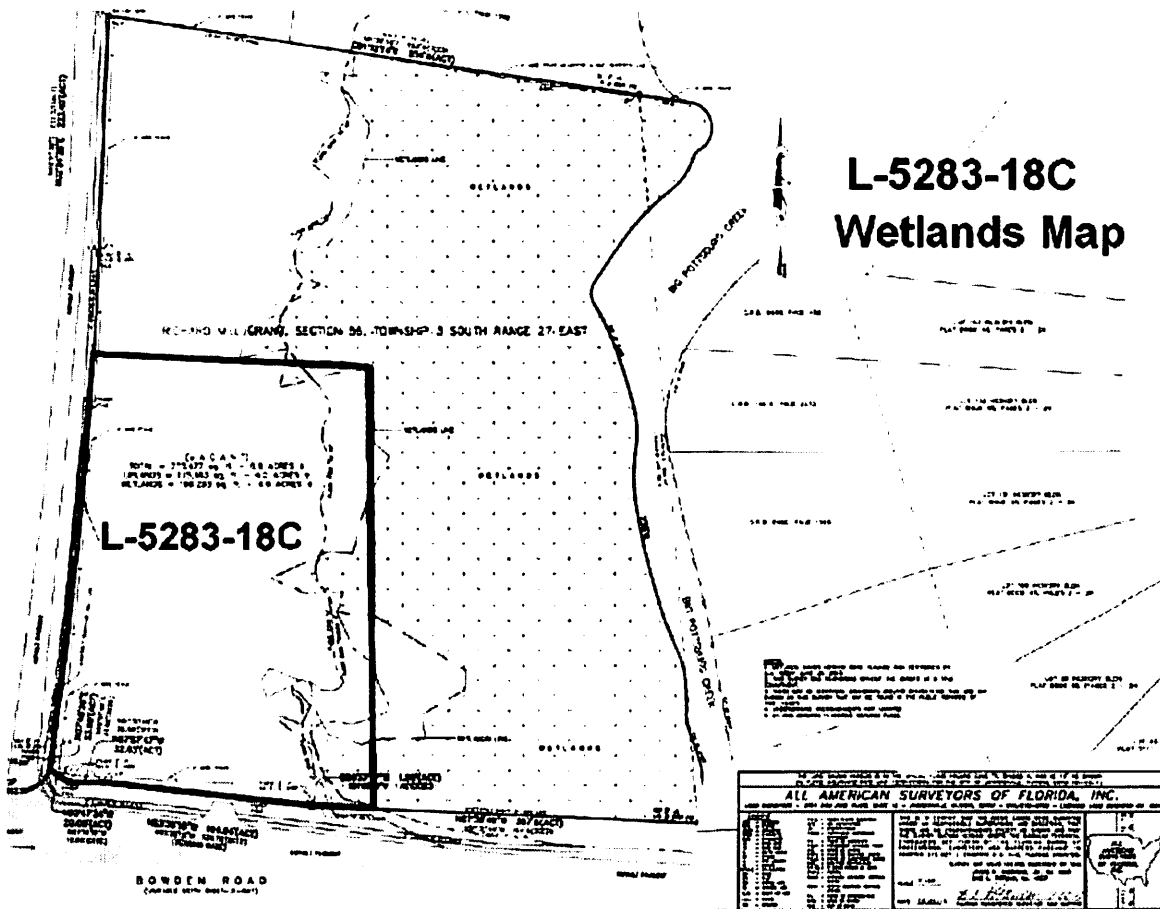
- Density shall not exceed one (1) dwelling unit per five (5);
- Buildings shall be clustered together to the maximum extent practicable; and
- Dredging or filling shall not exceed 5% of the wetlands on-site.

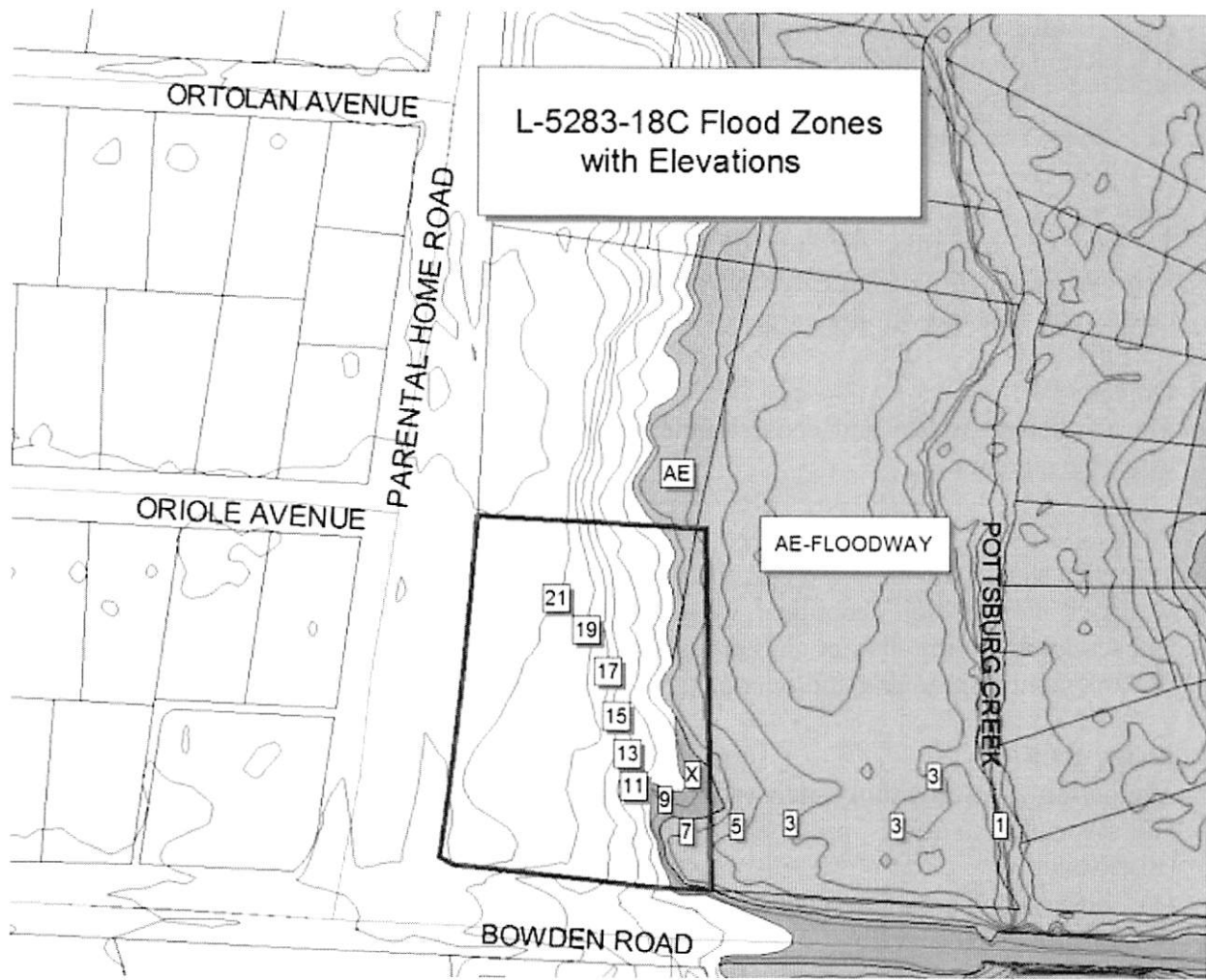
The United States Department of Agriculture, Natural Resource Conservation Service "Soil Survey" classifies the riverine wetlands as "Surrency loamy fine sand". The Surrency series consists of nearly level, very poorly drained soils formed in thick sandy and loamy marine

sediments. They occur on flood plains and in depressions and have a water table generally at or near the ground surface.

The PUD site plan indicates minimal impacts to the wetlands. Mitigation will be required where development impacts wetlands. The applicant is in the process of applying for a SJRWMD permit.

Wetlands Map:



Flood Zones:

Proposed amendment analysis is in relation to the Goals, Objectives and Policies of the 2030 Comprehensive Plan, Conservation Coastal Management Element (CCME):

Objective 2.7

The City shall protect the hydrological and ecological benefits of flood plain areas, such as water quality, fish and wildlife habitat, and prevention of downstream flooding.

Policy 2.7.1

The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.

Policy 2.7.3

The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:

- A. Land acquisition or conservation easement acquisition;
- B. Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and
- C. Incentives, including tax benefits and transfer of development rights.

Goal 4

To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term and improve the water quality and fish and wildlife values of wetlands.

Objective 4.1

The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes.

Policy 4.4.1

The City shall encourage the placement of all watercourses, water bodies, buffer areas, and wetlands having high functional values to be placed in a Conservation land use category, Conservation zoning district and/or conservation easement as part of an application for a land use amendment, rezoning and/or site plan approval process.

Policy 4.1.5

The permitted uses within Category I and II wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs):

(1) Conservation uses, provided the following standards are met:

(a) Dredge and fill

Dredging or filling of the Category I and II wetlands shall not exceed more than 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(2) Residential uses, provided the following standards are met:

(a) Density/Dredge and fill

Where lots, except for lots of record as defined in the Future Land Use Element, are located totally within the wetlands:

i density shall not exceed one (1) dwelling unit per five (5) acres; and

ii buildings shall be clustered together to the maximum extent practicable; and

iii dredging or filling shall not exceed 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(3) Water-dependent and water-related uses, provided the following standards are met:

(a) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(b) Boat facilities siting and operation

Boat facilities are further subject to Objectives 10.1, 10.2, 10.3, 10.5 and 10.6 and their related policies of this element.

(4) Access to a permitted use, subject to the requirements of (a), (b), and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(5) Any use which can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(6) For Category II wetlands only, silvicultural uses are allowed, provided the following standards are met:

Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

Objective 7.1

The City shall consider the impact on the St. John's River and its tributaries when reviewing development, land development regulations, public infrastructure and investment, and other City actions that present opportunities for improving water quality health and the overall sustainability of Jacksonville within its environment.

Flood Zone

Approximately 5.7 acres of the subject site was determined to be within the 100-year flood zone. This area is associated with Pottsburg Creek and follows the 8-foot elevation on the 9.35 acres subject site. Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as "AE". "AE-Floodway" is the same as "AE" except floodwaters have velocity which can cause increased damage to structures during catastrophic flood events.

Moderate flood hazard areas ("X"), are also shown on the map for the property as are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. Review of the PUD site plan indicates minimal impacts to the flood zone. Any development

within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

Conservation /Coastal Management Element

Policy 1.4.4

The City shall require all development within the 100 year flood plain to be in strict conformance with all applicable federal, State, regional and local development regulations.

Policy 2.7.1

The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.

Policy 2.7.3

The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:

- A. Land acquisition or conservation easement acquisition;
- B. Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and
- C. Incentives, including tax benefits and transfer of development rights.

(2) Consistency with the Concurrency Mobility and 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 and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a multi-family development not to exceed 38 dwelling units. 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 streetscape: It appears from the site plan the development will have a similar appearance as the townhomes to the south. The Department is concerned since the site plan depicts a 10-foot wide landscape buffer adjacent to Parental Home Road. **The Department believes this buffer is acceptable if the front doors of the townhomes faces Parental Home Road. If the front doors face the interior of the project, then a 20-foot wide landscape buffer should be**

required per Section 656.1222 of the Zoning Code.

The use of topography, physical environment and other natural features: There are significant wetlands on the eastern portion, which will not be disturbed and provide visual screen for the development.

Traffic and pedestrian circulation patterns: The site plan depicts a single cul-de-sac with the entrance on Bowden Road.

The use and variety of building setback lines, separations, and buffering: The written description indicates the front setbacks will be 15 feet. The Zoning Code requires a minimum front setback of 22 feet. This distance is necessary to adequately park an automobile in front of the dwelling unit. The applicant has not provided any justification for the shortened front setback. **Staff recommends the front yard setback be a minimum of 20 feet.**

(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: The proposed development is located in an area where residential and office are mixed along Bowden Road. Multi-family development at this location complements the existing uses by increasing the housing options for those in the immediate area.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	RPI	CRO	Catering company
South	RPI	CRO	Multi-family dwellings
East	LDR	RLD-60	Single family dwellings
West	LDR	RLD-60	Single family dwellings

(6) Intensity of Development

The proposed development is consistent with the RPI functional land use category as a multi-family development, which is not to exceed 38 dwelling units. The PUD is appropriate at this location because it will offer alternative housing options for those who are employed in the area.

The availability and location of utility services and public facilities and services: The JEA Service Availability letter indicates there is no objection to the project, but the developer must update the Service Availability Letter.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent /Portables)	CURRENT ENROLLMENT 20 Day Count (2017/18)	% OCCUPIED	4 YEAR PROJECTION
Greenfield ES #222	3	6	592	530	90%	88%
Southside MS #211	3	3	977	842	86%	86%
Englewood HS # 90	3	4	1,864	1,856	100%	98%

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The site plan shows one access point on Bowden Road.

(7) Usable open spaces plazas, recreation areas.

The project is considered a residential subdivision and as such is allowed to either provide 435 square feet of active recreation area per lot (38x435=16,530 square feet) or pay \$250 per lot (38x250=\$9,500) into the recreation and open space fee. The site plan does not depict any recreation area.

(8) Impact on wetlands

The PUD site plan depicts the wetland boundary of the property and indicates that approximately 6.7 acres of the PUD site contains wetlands. According to the Florida Land Use Code Classification System (FLUCCS) the wetland is classified as "Scrub-shrub wetland" which is part of a larger wetland system that buffers Pottsburg Creek. This wetland is part of a larger riverine wetlands system that extends from the south and drains to the north.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

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

The site will be developed in accordance with Part 6 of the Zoning Code.

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 May 17, 2018, 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 Application for Rezoning **2018-255** be **APPROVED with the following exhibits:**

1. The original legal description dated February 15, 2018.
2. The original written description dated March 12, 2018.
3. The original site plan dated January 25, 2018.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2018-255** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. The front doors of the buildings along Parental Home Road shall be oriented to the west toward Parental Home Road. If the front doors are oriented facing east, then a natural buffer meeting Section 656.1222 shall be provided along Parental Home Road.
2. The front yard setback shall be a minimum of 20 feet.
3. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.



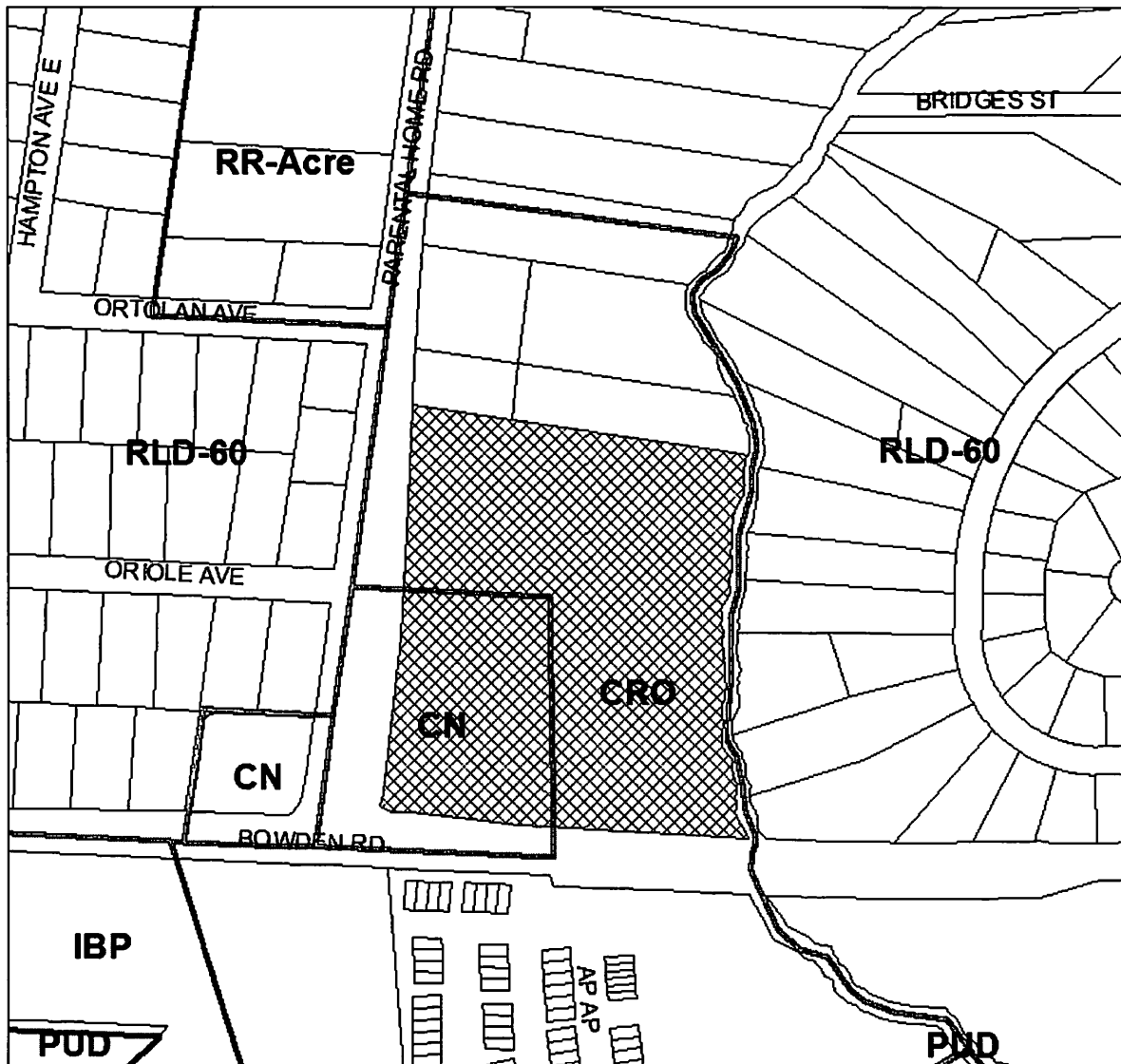
Aerial photo of subject property.

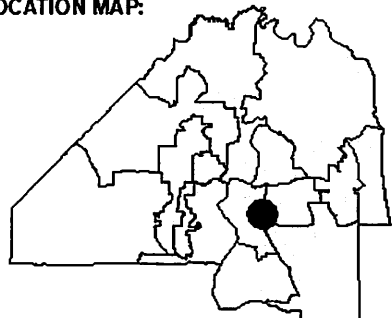
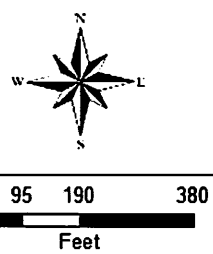


View of subject property.



Residential dwellings across from subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: CN & CRO</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER:</p> <p>ORD-2018-0255</p>	<p>TRACKING NUMBER</p> <p>T-2018-1676</p>	<p>COUNCIL DISTRICT:</p> <p>4</p> <p>PAGE 1 OF 1</p>

PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

DATE: 5/8/2018

TO: Bruce Lewis
City Planner Supervisor

FROM: Soliman Peter Salem
City Planner Supervisor

**SUBJECT: TRANSPORTATION REVIEW OF 2018-0255 BOWDEN ROAD
TOWNHOMES PUD**

Bowden Road, from Parental Homes Road, is the directly accessed functionally classified roadway. Bowden Road is a 2-lane undivided Class I Collector in this vicinity and is currently operating at 64.05% of capacity. This Bowden Road segment has a maximum daily capacity of 14,850 vpd and a 2017 daily traffic volume of 9,339 vpd.

Parental Home Road, from Dean Road to Bowden Road, is the directly accessed functionally classified roadway. Parental Home Road is a 2-lane divided Class II Collector in this vicinity and is currently operating at 85.02% of capacity. This Parental Home Road segment has a maximum daily capacity of 14,742 vpd and a 2017 daily traffic volume of 12,534 vpd.

This proposal is for 38 dwelling units of ITE 220 Multi-Family Low-Rise, which would generate 278 vpd.

(ITE 220 Multi-Family Low-Rise – 38 DUs)

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2018-0255 Staff Sign-Off/Date BEL / N/A

Filing Date 04/18/2018 Number of Signs to Post 6

Hearing Dates:

1st City Council 05/22/2018 Planning Commission 05/17/2018

Land Use & Zoning 06/05/2018 2nd City Council N/A

Neighborhood Association GREATER HOGAN NEIGHBORHOOD ASSO.

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 1676

Application Status PENDING

Date Started 01/26/2018

Date Submitted 02/05/2018

General Information On Applicant

Last Name First Name Middle Name
 MANN L CHARLES

Company Name
 MANN-PELLICER

Mailing Address
 165 ARLINGTON ROAD

City State Zip Code
 JACKSONVILLE FL 32211

Phone Fax Email
 9047211546 9047211582 CHARLIEMANN1@COMCAST.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name
 ROBERTS PAYNE

Company/Trust Name
 PRIVATE OWNER

Mailing Address
 3721 DUPONT STATION COURT S.

City State Zip Code
 JACKSONVILLE FL 32217

Phone Fax Email
 9047211546 9047211546 CHARLIEMANN1@COMCAST.NET

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	152570 0200	4	3	CN	PUD
Map	152570 0200	4	3	CRO	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

PERMIT DEVELOPMENT OF INFILL RESIDENTIAL USES TO COMPLEMENT EXISTING OFFICE DEVELOPMENT TO THE SOUTH.

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
<input type="text" value="0"/>	<input type="text" value="PARENTAL HOME RD"/>	<input type="text" value="32216"/>

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

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
 9.35 Acres @ \$10.00 /acre: \$100.00
- 3) Plus Notification Costs Per Addressee**
 139 Notifications @ \$7.00 /each: \$973.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$3,342.00

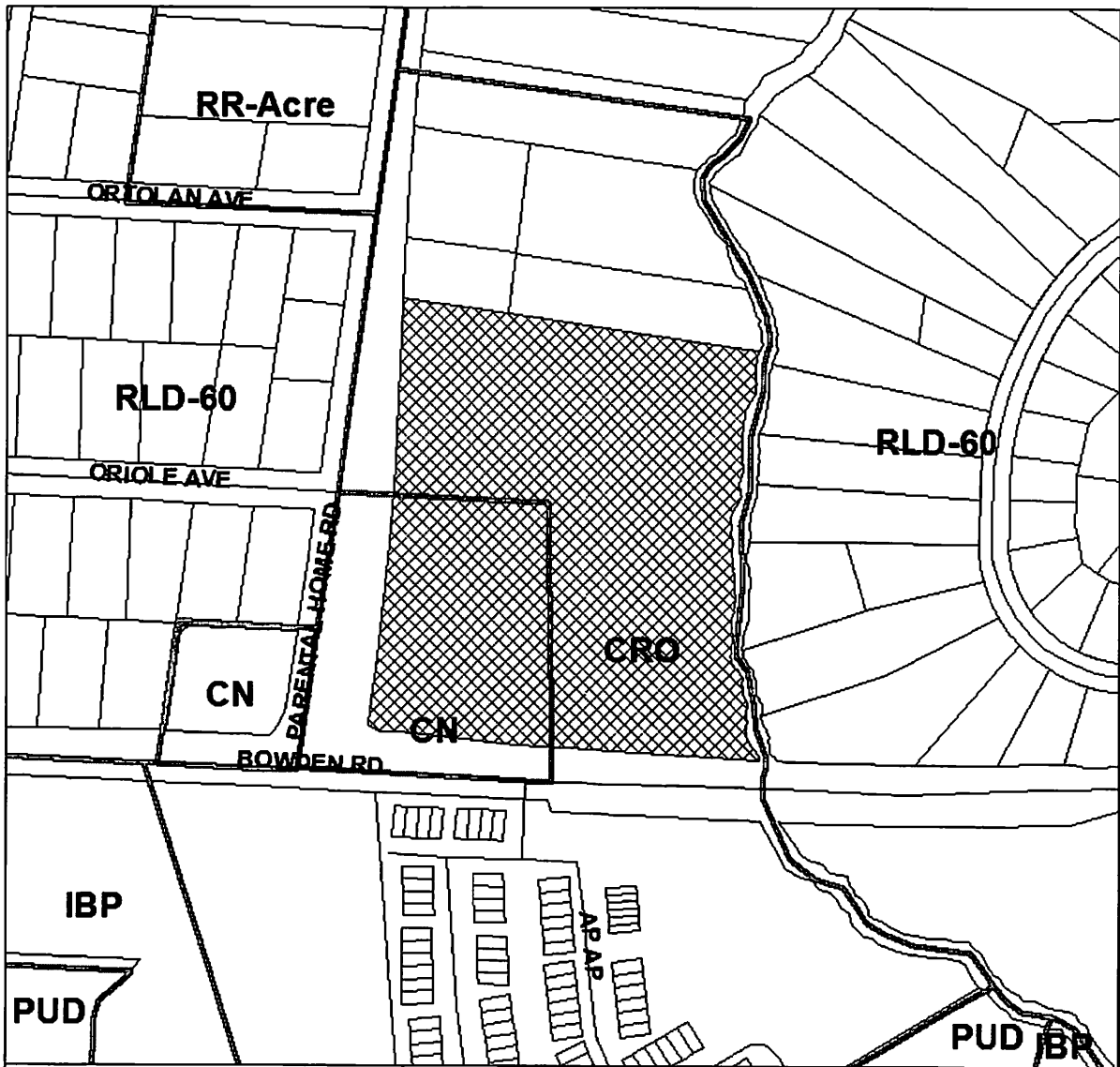
NOTE: Advertising Costs To Be Billed to Owner/Agent

Legal Description

PART OF THE RICHARD MILL GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF PARENTAL HOME ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) WITH THE CENTER LINE OF BOWDEN ROAD (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE NORTH 08°-07'-45" EAST, 82.65 FEET, ALONG THE CENTER LINE OF SAID PARENTAL HOME ROAD; THENCE SOUTH 81°-49'-59" EAST, 105.85 FEET, TO A POINT IN THE EAST LINE OF SAID PARENTAL HOME ROAD AND THE POINT OF BEGINNING; THENCE NORTH 06°-07'-46" EAST, 23.90 FEET, ALONG THE EAST LINE OF SAID PARENTAL HOME ROAD, TO THE POINT OF CURVE OF A CURVE, CONCAVE TO THE WEST AND HAVING A RADIUS OF 4813.00 FEET; THENCE AROUND AND ALONG SAID CURVE AND THE EAST LINE OF SAID PARENTAL HOME ROAD, THROUGH A CENTRAL ANGLE OF 05°-30'-07", AN ARC DISTANCE OF 462.18 FEET (CHORD BEARING AND DISTANCE OF NORTH 05°-22"-44" EAST, 462.00 FEET), TO ITS POINT OF TANGENCY; THENCE CONTINUE ALONG THE EAST LINE OF SAID PARENTAL HOME ROAD, NORTH 02°-37'-39" EAST, 222.53 FEET, TO THE SOUTH LINE OF THE LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS VOLUME 6068, PAGE 1289; THENCE . SOUTH 81°-32'-14" EAST, 553 FEET, MORE OR LESS, TO THE WATER OF BIG POTTSBURG CREEK; THENCE SOUTHERLY, ALONG THE WATERS OF SAID CREEK AND FOLLOWING ITS MEANDERINGS THEREOF, TO THE NORTH LINE OF SAID BOWDEN ROAD; THENCE NORTH 87°-30'-49" WEST, 364 FEET, MORE OR LESS, ALONG THE NORTH LINE OF SAID BOWDEN ROAD, TO AN ANGLE POINT; THENCE CONTINUE ALONG THE NORTH LINE OF SAID BOWDEN ROAD, SOUTH 81°-05'-50" WEST, 1.42 FEET, TO AN ANGLE POINT; THENCE CONTINUE ALONG THE NORTH LINE OF SAID BOWDEN ROAD, NORTH 83°-36'-15" WEST, 194.78 FEET, TO AN ANGLE POINT; THENCE CONTINUE ALONG THE NORTH LINE OF SAID BOWDEN ROAD, NORTH 87°-30'-49" WEST, 32.88 FEET; THENCE NORTH 61°-16'-51" WEST, 19.84 FEET, TO THE POINT OF BEGINNING. CONTAINING 8.5 ACRES, MORE OR LESS.

February 15, 2018

Exhibit 1
Page 1 of 1

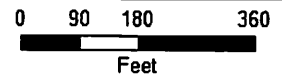
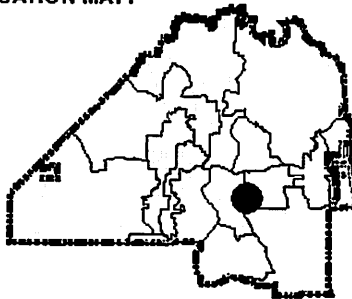


REQUEST SOUGHT:

FROM: CN & CRO

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

4

TRACKING NUMBER

T-2018-1676

EXHIBIT 2

EXHIBIT A - Property Ownership Affidavit

Date: 1-23-18

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:

SAC Northeast Quadrant of Parental Home Rd
REF # 152570-0200

To Whom It May Concern:

Payne Roberts, LLC hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Land Use Change And Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Payne Roberts, LLC

By _____

By CA

Print Name: _____

Print Name: Christian Allen

Its: President

*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 30 day of January 2014, by Christian Allen who is personally known to me or who has produced _____ as identification and who took an oath.

Chelsea Knudson
(Signature of NOTARY PUBLIC)

Chelsea Knudson
(Printed name of NOTARY PUBLIC)



CHELSEA KNUDSON
Commission # GG 114524
Expires June 13, 2021
Bonded Third Budget Notary Services

State of Florida at Large.
My commission expires: 6-13-21

EXHIBIT b - Agent Authorization Affidavit- Property Owner

Date: 1-23-18

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

Re: Agent Authorization for the following site location: 9.5 AC NORTH EAST QUADRANT OF PARENTAL HOME RD AND BOWDEN RD RE # 152570-0200

To Whom It May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers L. Charles Mann to act as agent to file application(s) for Land Use Change and Rezoning for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:

By _____
Print Name: _____

Print Corporate Name:

Payne Roberts, LLC.

By CA

Print Name: Christian Allen

Its: President

*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 30 day of January 2014, by Christian Allen, who is personally known to me or who has produced _____ as identification and who took an oath.

Chelsea Knudson

(Signature of NOTARY PUBLIC)

Chelsea Knudson

(Printed name of NOTARY PUBLIC)



CHELSEA KNUDSON
Commission # GG 114324
Expires June 13, 2021
Bonded thru Budget Notary Services

State of Florida at Large.

My commission expires: 6-13-21

EXHIBIT C

Binding Letter

Date: 1-23-18

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

Re: Parental Home Townhouse PUD

Ladies and Gentlemen:

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 hereof, 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 development 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 that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

Payne Roberts, LLC

By: _____
(Owner's Signature)

Its: _____

EXHIBIT D

WRITTEN DESCRIPTION Bowden Townhomes PUD March 12, 2018

I. PROJECT DESCRIPTION

The fee simple owner of the real property identified in the attached Exhibit A, RE# 152570-0200 (the "Property"), which contains approximately 9.35 acres, is currently designated with two FLUM Categories and subsequently, dually zoned. The majority of the property is designated RPI/CRO and the southwest portion is designated zoned NC/CN. The property is located at the intersection of Bowden Road and Parental Home Road, each roadway being designated as a Collector Roadway according to the City's 2030 Comprehensive Plan.

The split designation of the property speaks to its location, being within the Urban Area of the City, as appropriate for higher intensity/density uses. The NC/CN designation reflects an understanding that retail may be an acceptable use here as that portion of the property lies at the confluence of these two major roadways. However, the actual portion of the site designated for such retail activity is approximately 2.5 acres, making retail uses unlikely. A typical gasoline filling station requires about 2.25 acres and while such use could locate here it would be inappropriate given the development trends in the vicinity. Instead, the developer has identified this location as an infill site for townhome development. With the Southpoint Office Park having more than 1,000,000 square feet of office space, and being located within walking distance from this site, it is ideal for such use.

A similar townhome project was developed immediately south of the subject property on the south side of Bowden Road, and an apartment community adjoins that development again to the south. Surrounding development and zoning includes single family homes (RLD-60) to the east, developed with elongated lots terminating at a creek that adjoins the subject property. To the north the adjoining properties are designated RPI/CRO and include a catering company with a commercial kitchen and undeveloped tracts owned by the City of Jacksonville. To the west, across Parental Home Road, properties are developed as single family homes and the aforementioned existing townhomes are designated RPI/CRO.

The applicant has utilized the professional services of Mr. L. Charles Mann and Mr. William Schaefer, P.E. in preparing the request. No other professionals have yet been engaged. The parcel is currently yet undeveloped and has no significant or unique characteristics. A moderate variation of elevation occurs on the eastern portion of the property, forming a natural buffer area between this proposed development and the single family homes existing to the east. This development proposal seeks to utilize that area as a natural buffer and cluster the improvements to the west side of the property.

The revised PUD will permit the site to be developed with a maximum of 38 townhome lots, each lot being a minimum 18 feet in width and having not less than 1,620 square feet of area. While the proposal is seen by the city as a multi-family use, the planned design promotes a more

compatible development pattern and acts as a buffer to single family product already existing to the east.

It is appropriate to promote the infill of this area, establishing a transitional land use at the location of two such roadways, and providing an extensive natural vegetative buffer along the easterly boundary. The proposed rezoning and project promote the goals, objectives and policies of the City's 2030 Comprehensive Plan.

Imposition of the strict code standards would necessitate individual lot sizes and building yards that would promote more impacts upon the wetland areas that are intended to act as buffers and green space. The proposed townhome lot sizes are comparable to those established by the Zoning Code, but permit smaller end unit widths and larger interior lot widths while maintaining building separations as per required code standards. Additionally, the development proposes a reduced front yard, but increases the minimum side yard for each parcel. The proposed patterns and or lot sizes are more efficient and promote a much lower density for the project as a whole. While the RPI and similar CRO zoning permit up to 19 units per acre, this project permits less than 5 units per acre by clustering the development portion of the property. The PUD will afford an appropriately scaled and context sensitive development that will permit the flexibility to permit the property to be utilized in an efficient and productive manner.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as a 38 lot residential townhome subdivision. The property will be developed in consonance with the goals and objectives of the Residential Professional Institutional Land Use Category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element. Further, all future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD. Construction would be intended to commence immediately upon approval of the zoning and engineering entitlements.

II. USES AND RESTRICTIONS

The Property currently consists of one parcel with two zoning districts, but will be further divided as depicted on the attached site plans (Exhibit E) dated February 16, 2018 (the "Site Plan," which is incorporated herein by this reference).

A. Permitted Uses:

1. Townhomes on individual parcels consistent with the site development standards established herein, as approved by the Public Works Department, and as depicted on the Site Plan attached to this application (Exhibit "E").

- B. Accessory uses shall be as outlined in the Zoning Code and consistent Section 656.403 of the Zoning Code.

III. DEVELOPMENT STANDARDS

A. *Dimensional Standards.*

Residential Single Family

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – minimum of 1,620 square feet

Lot Width – minimum of 18 feet

Yards -

Front: 15 feet

Side: 0 between units in the same structure but in no case shall a structure be located closer than 16 feet from another principal structure (between buildings only)

Rear: 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 70%
3. *Maximum height of structures:* Thirty-Five (35) feet.

B. *Ingress, Egress and Circulation.*

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan. The roadway design is subject to the review and approval of the Public Works Department and is intended only as a Private Road.

C. *Site Design and Landscaping.*

1. The development will comply with the Provisions of Part 12, Zoning Code; with the sole exception of the buffer areas required along Bowden Road and Parental Home Road. While the Zoning Code would normally mandate a twenty foot buffer area along both of these roadways, imposition of such an extensive area would serve to push the development into the wetland areas of the site. As it is the specific intent to permit a clustered environment, being only 25% as dense as would normally be permitted within the applicable

category, these areas will be landscaped and reduced to the following:

Parental Home – 10 wide
Bowden Road -- 15 wide

D. Building Orientation

1. *General:*

The ensuing residential development will be situated in a manner that permits an efficient use of the property while insuring a desirable parcel for a home. Driveway orientations will be to the roadway of which the parcels abut. No access is intended to the property from Parental Home Road and a 10 foot wide non-access easement shall be imposed along the westerly boundary of the project.

IV. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

As noted above in the Project Description Section of this PUD, a PUD is the appropriate vehicle to permit development of these parcels. The proposed rezoning promotes infill development, at a more intensive location than would be appropriate for other single family uses, and assures a more compatible development type than would be permitted under the existing zoning of Commercial Neighborhood. Further, the PUD will vastly reduce the allowable density permitted under the existing land use category (reduction of approximately 80%) and preserve an extensive wetland area that will function both as a buffer and a focal point for residents on either side of that feature. A conventional zoning would not adequately protect the existing character of the area and would offer no certainty in the development type.

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed rezoning is a reasonable manner by which to permit the infill of an undeveloped property for a compatible use that will coexist while acting as a transition between the single family and multi-family uses already existing in the vicinity. This PUD is designed to promote the usable nature of the property while furthering numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. Specifically:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which are suburban based, do not convey a sense of place, and which do not act to promote such clustering;

Represents an appropriate development density, designed to promote a logical transition between the established uses in a sustainable and desirable development pattern on an infill location;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. Goal 3, FLUE
2. Objective 3.1, FLUE
3. Policy 3.1.3, FLUE
4. Policy 3.1.6, FLUE

V. SUCCESSORS IN TITLE

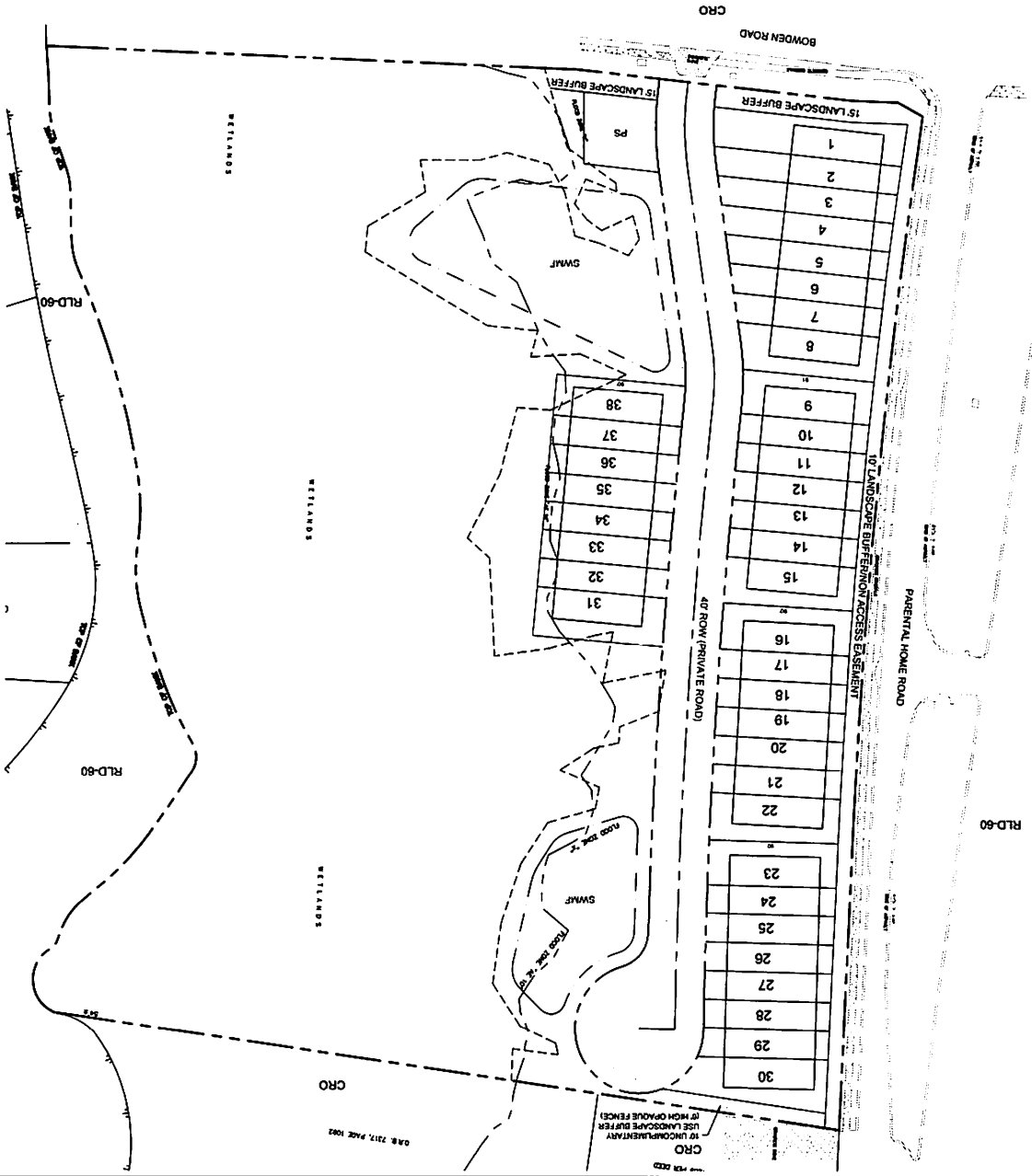
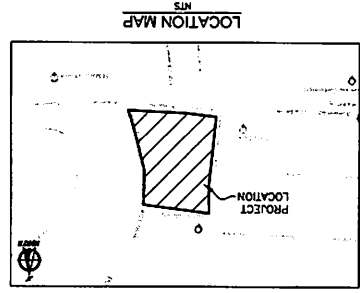
All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is designated both NC and RPI pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. A companion application has been filed to amend the NC portion to RPI. Both single and multi-family dwellings are permitted under the RPI Land Use Category. The use and amount (density) proposed in the PUD would be consistent with this designation and compatible with the varying densities in proximity to this parcel.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/Mobility System.
- C. *Allocation of Residential Land Use.* The proposed PUD is intended to permit residential townhomes, at a density consistent with the applicable land use category and will be designed in such a way as to protect such use while buffering it from the single family homes adjacent to it.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from Bowden Road. This access point and the private road which is included in the development will be reviewed and approved by the City of Jacksonville.
- E. *External Compatibility/Intensity of Development.* The intent of the development is to foster infill development at a density that is sustainable and respective of the surrounding built residential developments to the east and west.

- F. The use will be consistent with the development patterns in proximity and structures will be oriented in a manner that will foster a sustainable community while reducing externalities otherwise associated with varying housing types.
- F. *Recreation/Open Space.* The PUD will comply with the Comprehensive Plan with relation to this matter.
- G. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. *Listed Species Regulations.* Not Applicable.
- I. *Off-Street Parking & Loading Requirements.* The development will comply with Part 6, Zoning Code
- J. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- K. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- L. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.

1. DEVELOPER:
CORNER LOT DEVELOPMENT
3721 DUPONT STATION COURT SOUTH
JACKSONVILLE, FLORIDA 32217
904-333-5874
2. ENGINEER:
DOMINION ENGINEERING GROUP
4348 SOUTHPOINT BLVD, SUITE 204
JACKSONVILLE, FLORIDA 32216
PHONE: 904-854-4500
FAX: 904-854-4505
3. SURVEYOR:
B.H. ASSOCIATES
902 5TH AVENUE NORTH
JACKSONVILLE BEACH, FLORIDA 32250
PHONE: 904-703-8799
4. EXISTING VEGETATION:
CLEARED
5. ZONING/BUD.
CRO/CN
6. TOTAL SITE AREA SUMMARY:
TOTAL SITE AREA = 8.50 AC ± (100%)
ACTIVE REC./OPEN SPACE = 0.00 AC ± (0.00%)
PASSIVE OPEN SPACE, WETLANDS, PONDS = 4.97 AC ± (58.5%)
RIGHT OF WAY ± (7.6%)
TOTAL NUMBER OF UNITS = 38
MAXIMUM COVERAGE OF BUILDINGS = 1.11 AC ± (13.0%)
- TYPICAL UNIT SIZE: 20'x65'
- BUILDING SET BACK INFORMATION:
FRONT = 15'
SIDE = 20' BETWEEN BUILDINGS
REAR = 10'
7. TOTAL OF ANTICIPATED PHASES: 1
8. WATER SUPPLY: JEA
9. SEWER SUPPLY: JEA
10. ELECTRICAL SUPPLY: JEA
11. FIRE PROTECTION: 6" FIRE HYDRANTS SERVED BY WATER MAIN EXTENSION
12. FLOOD ZONE: ZONE "X" & "AE" (PANEL NO. 12031C0389H)
13. CITY DEV. NO. XXXX
- REAL ESTATES NO. 152570 0200
- NOTE: THIS A CONCEPTUAL SITE PLAN, ROADWAY LAYOUTS, RIGHT OF WAY, AND STORM WATER PONDS MAY BE ADJUSTED FOR ENGINEERING, GEOMETRY, AND ANY GOVERNMENTAL AGENCY REQUIREMENTS AND AS SITE PLANNING REQUIRES.



PROFESSIONAL ENGINEER
STATE OF FLORIDA
NO. 0222
WILLIAM E. SCHNEIDER
REGISTERED PROFESSIONAL ENGINEER

DATE: 01/25/2018

PROJECT NO. 152570 0200

SHEET NO. C1

PARENTAL HOME ROAD SITE
DREAM FINDERS HOMES
PUD SITE PLAN

DOMINION ENGINEERING GROUP, INC.
PLANNERS AND ENGINEERS
4348 SOUTHPOINT BLVD, SUITE 204, JACKSONVILLE, FLORIDA 32216
TEL: 904-854-4500 C.A. NUMBER: 26821 FAX: 904-854-4505
www.domin-eng.com



EXHIBIT F

PUD Name Parental Home Road Site

Land Use Table

Total gross acreage	8.50	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Multiple family	8.50	Acres	100 %
Total number of dwelling units	38	D.U.	
Commercial	0	Acres	0 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space	0.00	Acres	0.0 %
Passive open space	4.97	Acres	58.5 %
Public and private right-of-way	0.65	Acres	7.6 %
Maximum coverage of buildings and structures	48,351	Sq. Ft.	13.0 %

Prepared by and Return to:
Kelli Smith, an employee of
First American Title Insurance Company
2233 Lee Road, Suites 101 & 110
Winter Park, Florida 32789
(407)691-5200
File No.: 2021-3557773

SPECIAL WARRANTY DEED

State of Florida

County of Duval

THIS SPECIAL WARRANTY DEED is made on May 31, 2016, between

CRM Florida Properties, LLC, a Georgia limited liability company

having a business address at: 303 Peachtree Street NE, Atlanta, GA 30308
("Grantor"). and

Payne Roberts, LLC, a Florida limited liability company

having a mailing address of: 3721 Dupont Station Court South, Jacksonville, FL 32217
("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Duval**, State of **Florida**, to-wit:

Part of the Richard Mill Grant, Section 56, Township 3 South, Range 27 East, Duval County, Florida, more particularly described as follows:

Commence at the intersection of the center line of Parental Home Road (a variable width right-of-way) with the center line of Bowden Road (a variable width right-of-way); thence North 08°-07'-46" East, 82.65 feet, along the center line of said Parental Home Road; thence South 81°-49'-59" East, 105.85 feet, to a point in the East line of said Parental Home Road and the point of beginning; thence North 08°-07'-46" East, 23.90 feet, along the East line of said Parental Home Road, to the point of curve of a curve, concave to the West and having a radius of 4813.00 feet; thence around and along said curve and the East line of said Parental Home Road, through a central angle of 05°-30'-07", an arc distance of 462.18 feet (chord bearing and distance of North 05°-22'-44" East, 462.00 feet), to its point of tangency; thence continue along the East line of said Parental Home Road, North 02°-37'-39" East, 222.53 feet, to the South line of the lands described in Deed recorded in Official Records Volume 6068, Page 1289; thence North 81°-32'-14" East, 553 feet, more or less, to the water of Big Pottsburg Creek; thence Southerly, along the waters of said creek and following its meanderings thereof, to the North line of said Bowden Road; thence North 87°-30'-49" West, 364 feet, more or less, along the North line of said Bowden Road, to an angle point; thence continue along the North line of said Bowden Road, South 81°-05'-50" West, 1.42 feet, to an angle point; thence continue along the North line of said Bowden Road, North 83°-36'-15" West, 194.78 feet, to an angle point; thence continue along the North line of said Bowden Road, North 87°-30'-49" West, 32.88 feet; thence North 61°-16'-51" West, 19.84 feet, to the point of beginning.

Tax Parcel Identification Number: **152570-0200**

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **2015**. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed these presents on the date first above written.

CRM Florida Properties, LLC, a Georgia limited liability company

By: CRM Properties Manager, LLC, a Georgia limited liability company, its sole member

By: Christyne Albury

Name: Christyne Albury
Title: Group Vice President

Signed, sealed and delivered in our presence:

Jill M Daley
Witness Signature

Print Name: Jill M Daley

Christina D Redman
Witness Signature

Print Name: CHRISTINA D. REDMAN

State of **Florida**

County of **Orange**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on **May 31, 2016**, by , as ,
and , as on behalf of **CRM Florida Properties, LLC, a Georgia limited liability**
company, existing under the laws of the State of , who is/are personally known to me or who has/have
produced a valid driver's license as identification.

Christina D Redman

Notary Public

(Printed Name)

My Commission expires: _____



{Notarial Seal}



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Chelsea Knudson
Corner Lot Development Group
3721 Dupont Station Ct. S.
Jacksonville, Florida, 32217

April 04, 2017

Project Name: Parental Home Road(2016-0695)
Availability#: 2017-0618

Dear Mr/Mrs Chelsea Knudson,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit www.jea.com
- ↳ Select Working with JEA
- ↳ Select Stages of a Project

Sincerely,

Mollie Price
Water/Wastewater System Planning
(904) 904-665-7710



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2017-0618
 Request Received On: 3/31/2017
 Availability Response: 4/4/2017
 Prepared by: Mollie Price

Project Information

Name: Parental Home Road(2016-0695)
 Type: Multi-Family
 Requested Flow: 8,750 gpd
 Location: 0 Parental Home Road
 Parcel ID No.: 152570 0200
 Description: 35 townhomes

Potable Water Connection

Water Treatment Grid: SOUTH GRID
 Connection Point #1: Existing 12-in water line on the west side of Parental Home Rd with 8-in stubout to property (see Special Conditions)
 Connection Point #2: Existing 12-in water line on the south side of Bowden Rd
 Special Conditions: Fire protection needs to be addressed. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403. JEA must approve construction and accept the lines prior to meter issue.

Sewer Connection

Sewer Treatment Plant: ARLINGTON EAST
 Connection Point #1: Existing 8-in forcemain on the east side of Parental Home Rd
 Connection Point #2: Existing 8-in forcemain on the north side of Bowden Rd
 Special Conditions: For force main connection conditions, please email fmconnections@jea.com referencing this availability letter. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

Reclaimed Water Connection

Sewer Region/Plant: South Grid
 Connection Point #1: No reclaim in the foreseeable future
 Connection Point #2: NA
 Special Conditions: No reclaim in the foreseeable future.

General Comments:

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.