

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2018-0671 TO

PLANNED UNIT DEVELOPMENT

NOVEMBER 8, 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 **2018-0671** to Planned Unit Development.

Location: 0 ETown Parkway
Between ETown Parkway and RG Skinner Parkway

Real Estate Numbers: Portions of 167761-3001, 167761-3100 and 167761-3200

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

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: 3-Southeast

Applicant/Agent: Lindsay K. Haga, AICP
England-Thims & Miller, Inc.
14775 Old St Augustine Road
Jacksonville, Florida 32258

Owner: Jed Davis
Eastland Timber, LLC
ETown Development, Inc.
4310 Pablo Oaks Court
Jacksonville, FL 32224

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2018-0671** seeks to rezone approximately 626.34± acres of land property from RLD-50 to PUD. The PUD is proposed to be developed as a mix of single-family and multi-family dwelling units with a cumulative 1,700 residential dwelling units. The subject property is located east of I-295 and south of Atlantic Coast High School. Access will be provided via the future ETown Parkway to the south and RG Skinner Parkway to the north.

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.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan.

According to the Category Descriptions for both the Suburban and Rural Development Areas identified within the Future Land Use Element (FLUE), LDR is intended to provide for low density residential development. Single-family and multi-family dwellings are the predominant uses in the LDR category. The subject site is provided with centralized water and sewer and as such, the maximum gross density allowed shall be seven (7) units per acre. Based on the PUD written description, the total number of dwelling units allowed within the ETown Residential PUD shall not exceed 1,700 residential units, which is less than the maximum number of units allowed given the density of seven (7) units per acre. The permitted uses included within the written description of the proposed PUD are consistent with the LDR land use category. Wetlands are present at this location, and the subject site is within a flood zone; detailed information follows

Therefore, Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning 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 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 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:

Goal 1

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

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 and uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

Policy 1.2.22

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.

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 may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Policy 1.3.4

New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to

conflict with and will not exempt a developer from complying with landscape and tree protection regulations.

Policy 1.3.10

All new master-planned communities shall contain an integrated and connected network of roads and provide multiple alternative travel paths or modes. The location of the roadways and rights-of-way shall be established in the local development agreements taking into consideration factors such as access and wetlands.

Goal 3

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

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.

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.

Recreation and Open Space Element

Policy 2.2.2

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

Policy 2.2.3

A residential subdivision development of 100 lots or more shall provide at least one acre of useable uplands for every 100 lots (and any fraction thereof), or 5% of the total useable uplands area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. There may be up to two areas for each 100 lots, and the areas shall be a minimum of 0.5 acres in size, unless otherwise approved by the Planning and Development Department, or by the City Council as part of a Planned Unit Development Zoning District.

Policy 2.2.5

All multiple-family developments of 100 units or more shall provide 150 square feet of active recreation area per dwelling unit. There may be one area for each 100 units, or the areas may be combined, subject to approval by the Planning and Development Department.

(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. The CMMSO currently does not have a Mobility and Concurrency application for this specific phase of the ETown Project. However, several phases of E-Town have already been submitted to CMMSO and are reserved for a certain amount of lots for each phase.

For any future phases, a Mobility application and a CCAS/CRC application must be submitted to the CMMSO. For any future phases, a Mobility application and a CCAS/CRC application must be submitted to the CMMSO. The Mobility fee can be paid on a permit by permit basis to our office while going through the permitting process or the Mobility fee for a phase can be paid in full for all the lots at once.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize both subject parcels for a mixed-use development. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Recreation and open space will be provided onsite via conservation and open space areas as well as the ETown Amenity Center parcel. The active recreation component for single-family detached lots will be provided at a ratio of a one (1) acre of uplands for every 100 single family dwellings whereas recreation for townhomes will be provided at a ratio of 150 square feet of recreation area per unit. Meanwhile, the ETown Amenity Center contain a minimum of five (5) acres of active recreation, which will include a variety of uses such as swimming pools, exercise facilities, playgrounds, parks, nature trails, gardens, and boardwalks.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville.

The treatment of pedestrian ways: The proposed development will provide extensive pedestrian and bicycle connectivity and recreational trails internal to the site and along ETown Parkway for a pedestrian-friendly community, which will support the use of trails and low-speed golf cart paths rather than vehicles. Furthermore, additional pedestrian and bicycle paths will be provided along ETown Parkway to connect the residential areas to the ETown Village Center area (2018-0564) to the south and to the master Amenity Center Parcel 8.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using ETown Parkway. Access to ETown Parkway will be provided using Interstate 9B (SR-9B) to the south and RG Skinner Parkway to the north. According to the FDOT memo dated October 12, 2018, the applicant will need to conduct a traffic impact analysis once the type and intensity of the development has been determined.

Nonetheless, SR 9B, from SR 9A to US 1/ Philips Hwy., is the directly accessed functionally classified roadway. SR 9B is a 4-lane divided urbanized freeway in this vicinity and is currently operating at 55% of capacity. This SR 9B segment has a maximum daily capacity of 77,900 vpd and a 2017 daily traffic volume of 43,000 vpd.

The use and variety of building setback lines, separations, and buffering: The ETown Residential portion of the master planned ETown is unique in the use of mixed-use development, integrating multi-family units (townhomes) with single-family units in order to promote a pedestrian and bicyclist-friendly community. In conjunction with the ETown Village Center (2018-0564), the goal of the master development is to create a community where people live, work, shop, and enjoy entertainment in one area.

Compatible relationship between land uses in a mixed-use project: Designed as a mixed-residential development, the proposed PUD will allow for variety of single-family dwellings and multi-family dwellings, while the proposed amenity parcel will serve as a supporting use to the residential component and also contribute to the site's intended recreation and open space requirement.

(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 a mixed-use area with residential dwellings as the predominate use along ETown Parkway. The proposed development will be located in an area where future office, commercial and institutional uses will function as a supporting uses and also allow for a greater variety of housing options for prospective employees within the vicinity.

Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	LDR	PUD 2007-0738	Atlantic Coast High School
South	CGC	PUD 2018-0564	Future ETown Village Center
East	AGR-II/III	AGR	Timberland
West	LDR/RPI	RR-Acre/CO	Vacant Land

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category and is a mixed-use, single-family and multi-family development, which is not to exceed 1700 residential dwelling units. The PUD is appropriate at this location because it will support the recently approved PUD **Ordinance 2018-0564**, which will serve as a modern village center for the ETown area by providing for commercial, office, and institutional uses.

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The mixed-residential, integrative nature of the project will be located in a largely undeveloped area near the county line with St Johns county line. The proposed development will be similar to the Nocatee planned development in St Johns County. Moreover, the mixed-residential concept of the PUD will allow for multi-family dwellings and single-family dwellings within smaller pocket communities.

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated October 12, 2018, the applicant’s existing water, sewer and reclaimed master plans provided to JEA were not consistent with the requested unit count. Therefore, a development availability letter and master plans will need to be updated by applicant prior to plan approval for development parcels.

The site is served by the following schools:

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2017/18)	% OCCUPIED	4 YEAR PROJECTION
Mandarin Oaks ES #161	5	284	1,072	1,003	94%	115%
Twin Lakes MS #253	5	124	1,462	1,152	79%	100%
Atlantic Coast HS #268	5	158	2,443	2,288	94%	108%

- Does not include ESE & room exclusions
- Analysis based on a **maximum 1,700 dwelling units** – PUD 2018-0671

The amount and size of open spaces, plazas, common areas and recreation areas: Recreation and open space will be provided onsite via conservation and open space areas as well as the ETown Amenity Center parcel. The active recreation component for single-family detached lots will be provided at a ratio of a one (1) acre of uplands for every 100 single family dwellings whereas recreation for townhomes will be provided at a ratio of 150 square feet of recreation area per unit. Meanwhile, the ETown Amenity Center contain a minimum of five (5) acres of active recreation, which will include a variety of uses such as swimming pools, exercise facilities, playgrounds, parks, nature trails, gardens, and boardwalks.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property's frontage along the future ETown Parkway will provide an extensive network of transportation arteries within the proposed development such as sidewalks, boardwalks, nature trails, bike lanes, and golf cart paths.

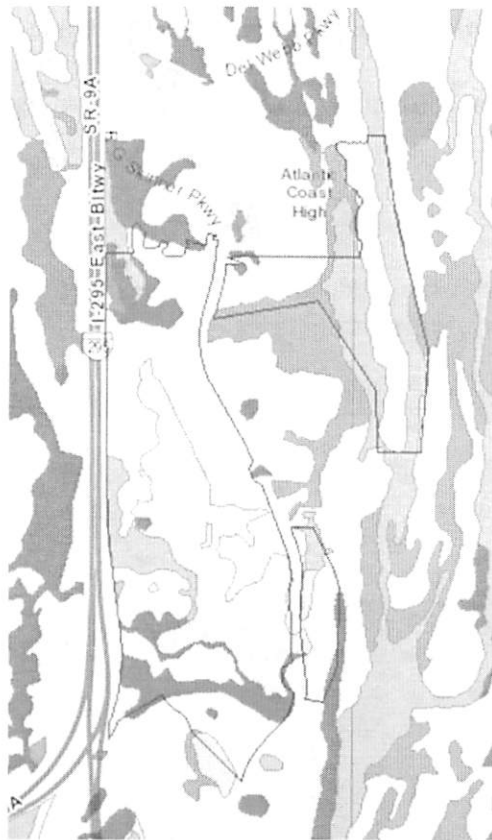
In an attached memo from the Parks, Recreation and Community Services Department, the proposed golf cart path will be a crucial segment in creating a 60-mile long regional trail that will connect Fernandina Beach to Green Cove Springs. This will be achieved by utilizing the existing East Coast Greenway (Amelia Island Trail and Timucuan Trail), the existing multi-use paths along Kernan Boulevard and Bartram Park Boulevard, and the planned extensions of Kernan Boulevard, St Johns Parkway, and the First Coast Expressway.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. These areas will allow for conservation, open space, and passive and low intensity recreation uses such as swimming pools, exercise facilities, playgrounds, dog parks, nature trails, gardens, and boardwalks.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District confirmed the presence of 305.3 acres of wetlands on-site:



The wetland has a high functional value for water filtration attenuation and flood water capacity and is located in flood zones, yet has an indirect impact on the City's waterways. Moreover, according to the St. Johns River Water Management District, a permit has been issued for the site, **ERP # 126414-2**.

In knowledge of this, the proposed development will designate the various wetlands areas as open space and remain undeveloped. The written description also states, "any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements."

For more information regarding wetlands, please see the attached memorandum from Community Planning Division.

(9) Listed species regulations

Environmental Services Inc. prepared the Listed Wildlife & Habitat Assessment Report on February 8, 2018. Gopher tortoise were identified on the property during the site assessment. Florida Fish & Wildlife Conservation Commission (FWC) has issued gopher tortoise conservation permit numbers **GTC-10-000214** and **GTC-17-00244** for the relocation of gopher tortoises from the property. Following successful gopher tortoise relocation efforts, development of the subject property is not likely to adversely affect this species.

(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 an extensive pedestrian, bicycle, and golf cart system that meets the 2030 Comprehensive Plan and City ordinances.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 18, 2018** by the Planning and Development Department, the Notice of Public Hearing sign were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2018-0671** be **APPROVED with the following exhibits:**

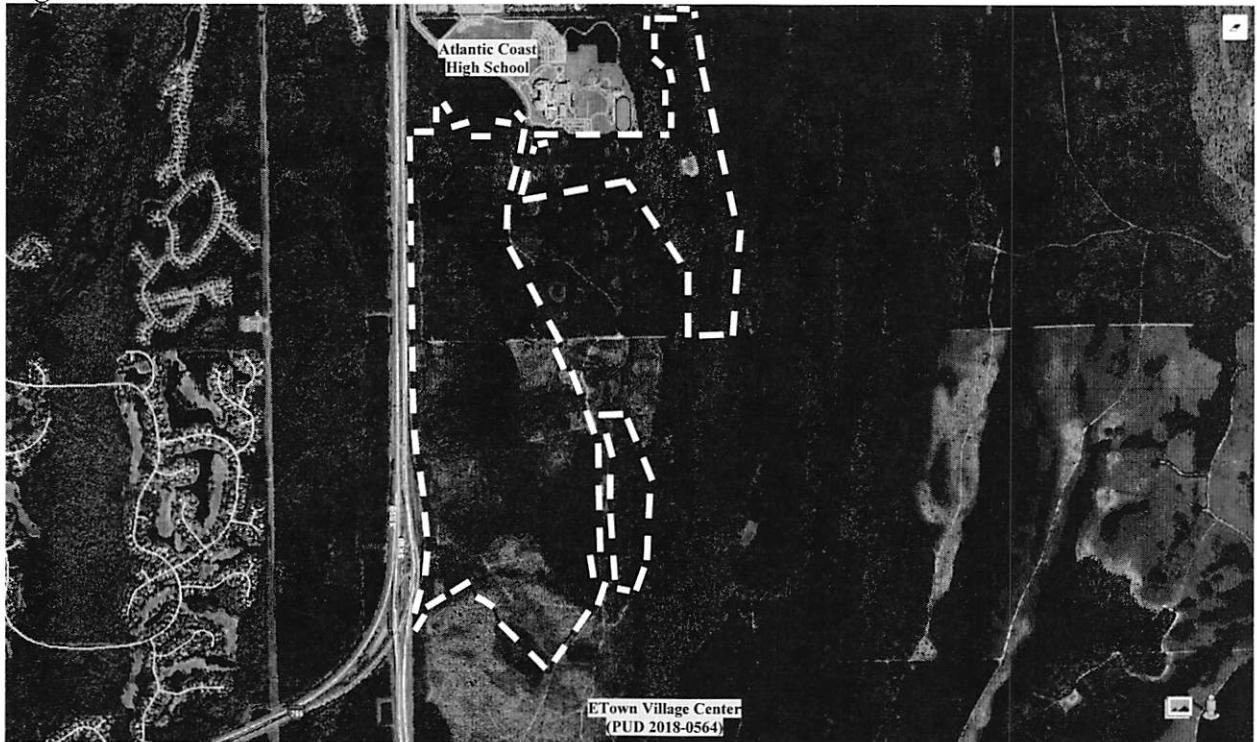
- The original legal description dated September 20, 2018**
- The original written description dated September 14, 2018**
- The original site plan dated August 15, 2018**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2018-0671** be **APPROVED WITH CONDITIONS.**

- 1. Prior to the commencement of any phase of development, a traffic impact analysis should be conducted to analyze any potential impacts to state facilities.**

2. **Parcel 1 and Parcel 5 shall be developed with two (2) access points to ETown Parkway.**
3. **Any traffic control sign install in city right of way that does not meet city standards shall be reviewed by the Traffic Engineering Division. A Revocable Permit and Indemnification Agreement shall be included with and recorded with any such sign. Nonstandard signs shall be maintained by the homeowners association and the homeowners association will be responsible for issues caused by the lack of maintenance.**
4. **Prior to the commencement of any phase of development, an updated availability letter and master plan shall be provided and approved by JEA in order to meet the requested 1,700 dwelling unit count.**
5. **Pursuant to Ordinance 2018-0265, any golf cart paths shall be developed with a minimum of 16 feet in pavement and 18 feet in clear width.**
6. **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.**

Figure A:



Source: Planning & Development Dept, 10/26/18

Aerial view of the subject site and parcel, facing north.

Figure B:



Source: Planning & Development Dept, 10/18/18

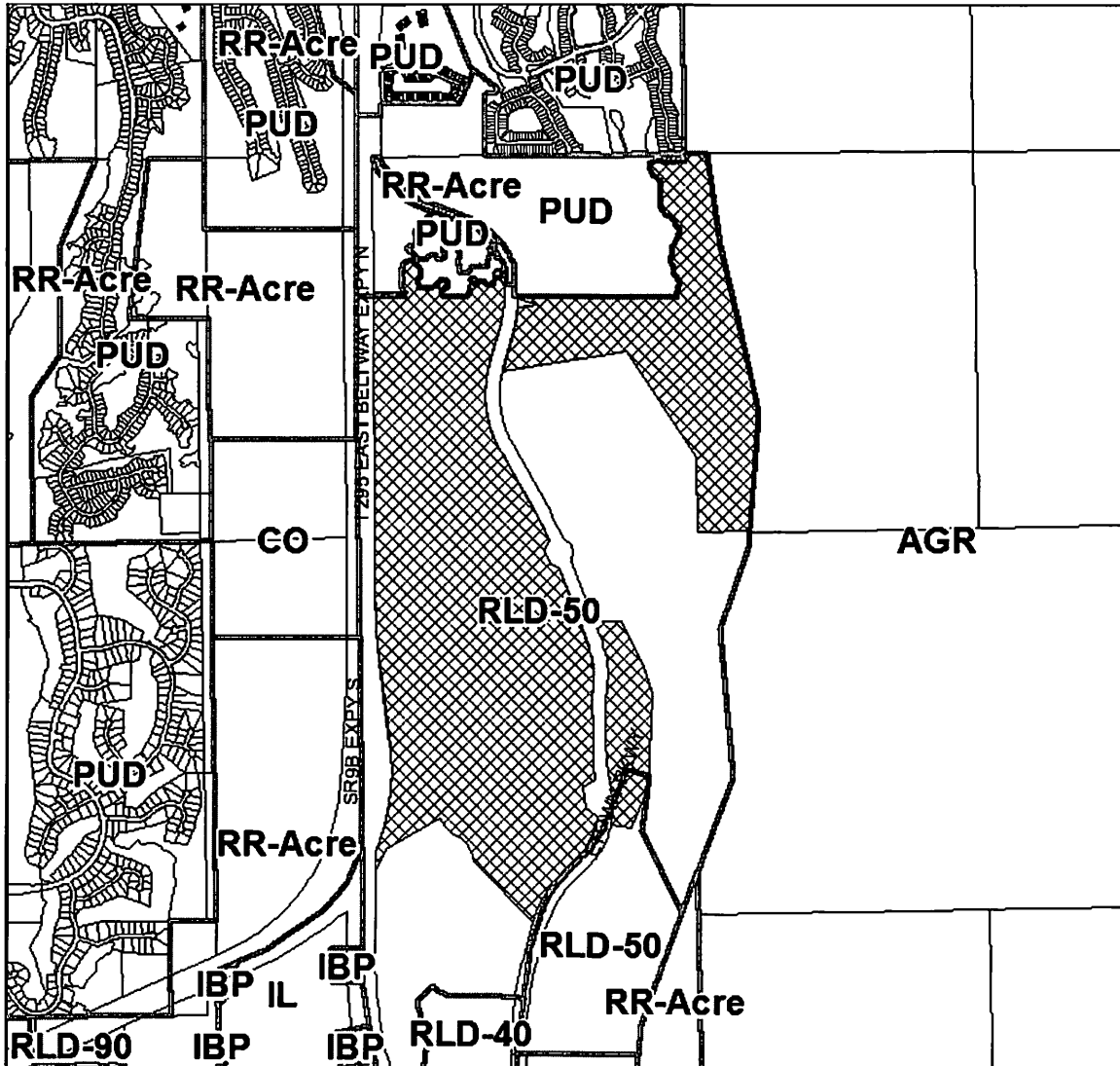
View of the subject site facing north.

Figure C:



Source: Planning & Development Dept, 10/18/18

View of the site's main access point to the future ETown Parkway, facing east.



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-50</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 750 1,500 3,000 Feet</p> <p>COUNCIL DISTRICT: 11</p>
<p>ORDINANCE NUMBER: ORD-2018-0671</p>	<p>TRACKING NUMBER T-2018-1987</p>	<p>PAGE 1 OF 1</p>

Wells, Arimus

From: Moore, Colin
Sent: Wednesday, October 17, 2018 11:21 AM
To: Wells, Arimus
Cc: Joseph, Daryl; Burket, Brian; LeDew, Christopher
Subject: FW: PUD Review and Comments Request (2018-0671)
Attachments: ETown Residential PUD Documents.pdf

Arimus,

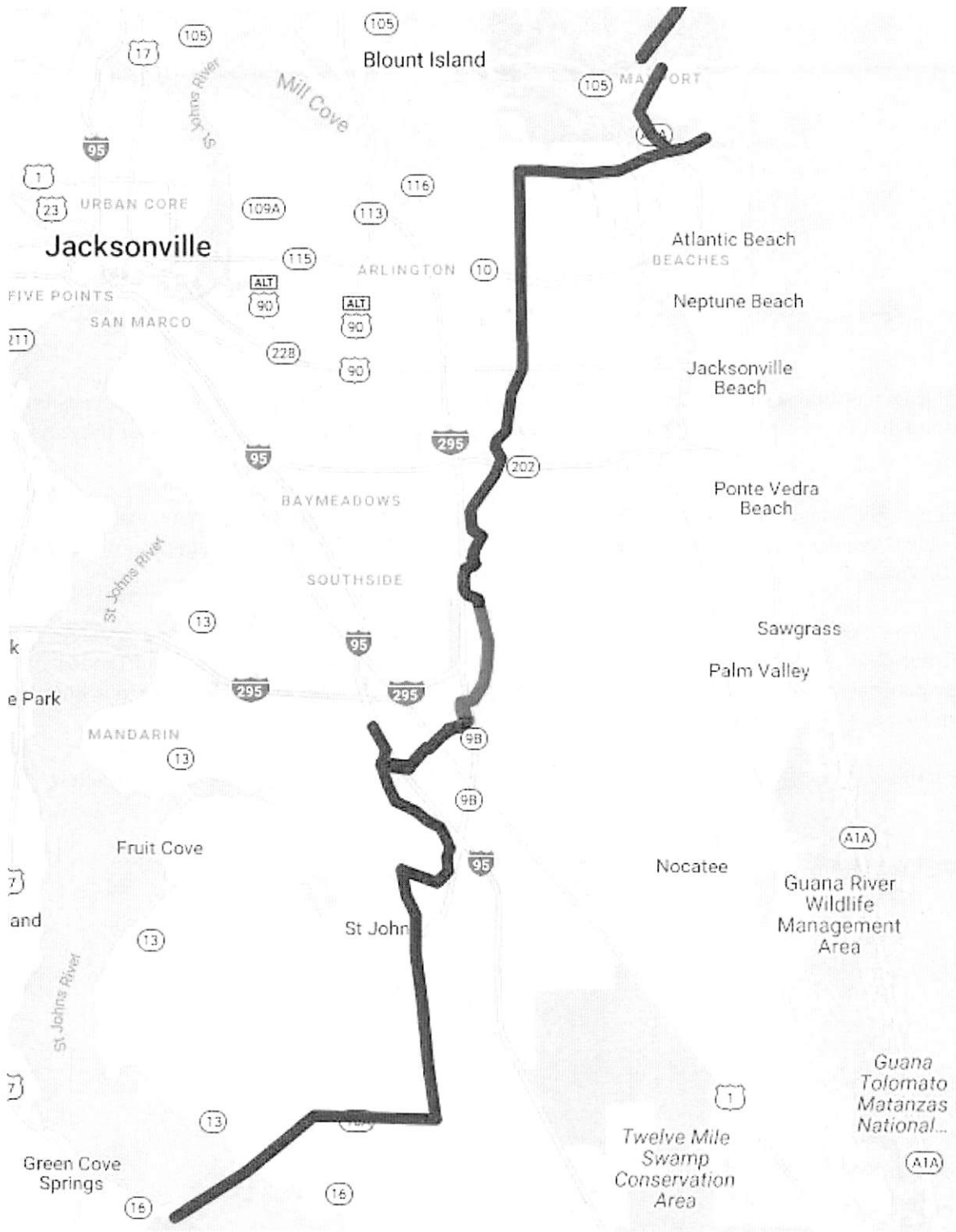
I talked with City Traffic Engineer Chris LeDew about the width of the pedestrian/bicycle/golf cart paths proposed in the E Town PUD's and learned that there is recent legislation (Ordinance 2018-266-E) setting forth standards for these type of paths.

According to this legislation, the minimum width of the path along E Town Parkway should be 16' of pavement width and 18' of clear width (see Ordinance page 5 in the attached documents) rather than the 10' minimum proposed in the E Town Village Center PUD (page 2).

Parks anticipates that this path will be an important link in a 60-mile long regional trail that will ultimately connect Fernandina Beach to Green Cove Springs utilizing the existing East Coast Greenway (Amelia Island Trail and Timucuan Trail), existing multiuse paths along Kernan Blvd and Bartram Park Blvd, and the planned extensions of Kernan Blvd, St Johns Parkway, and the First Coast Expressway.

If golf carts will be using this section of the shared-use path, the minimum 16' of pavement width is critical to safely accommodate all users.

The anticipated route of the regional trail is shown below with the E Town Parkway path highlighted in red:



Colin Moore
 Project and Grant Coordinator
 City of Jacksonville | Parks, Recreation and Community Services
 214 N. Hogan Street, 4th Floor, Room 443
 Jacksonville, FL 32202
 (904) 255-7901
www.coj.net



Florida Department of Transportation

RICK SCOTT
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

MIKE DEW
SECRETARY

October 12, 2018

Arimus T. Wells
City Planner I
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

RE: ETown Residential PUD

Introduction

ETown Village Center PUD is proposing to rezone approximately 626.3 acres from Residential Low Density-50 (RLD-50) to Planned Unit Development (PUD). The property is located east of I-295 and south of Atlantic Coast High School. The PUD is proposed to be developed as a mix of single-family and multi-family dwelling units with a total of 1,700 residential dwelling units.

Accessibility

Access to the site will be provided via E Town Parkway. There is no direct access to a state facility.

Bicycle and Pedestrian Facilities

The PUD Written Description states that pedestrian and bicycle paths will be provided along ETown Parkway and will be provided as required in the Comprehensive Plan.

Programmed Improvements

In FDOT's 5 Year Work Program, there is one programmed improvement in the vicinity of the project site. Work Program Item #209301-3 is to add managed lanes to I-295 from SR-202 (JTB Blvd) to SR-9B. This project is estimated to be completed in Summer 2019.

Trip Generation

The PUD allows for a mix of residential uses. Since the mix of single family and multi-family is not known at this time, trip generation could not be completed. Once the type and intensity of development has been determined, a trip generation analysis should be completed.

Roadway Capacity

Table 2 shows the peak hour and maximum level of service volumes for I-295 and SR-9B according to FDOT's 2016 *Florida State Highway System Level of Service Report*, dated July 2017.


Table 2

County	Road	Segment ID	Segment	FDOT LOS Standard	2016 Maximum Service Volume	2016 Peak Hour Volume	2016 LOS	2020 Maximum Service Volume	2020 Peak Hour Volume	2020 LOS
Duval	I-295	601	SR-152 to SR-9B	D	6,700	8,105	F	10,060	8,737	D
Duval	SR-9B	8035	SR-9A to US-1/ Philips Hwy	D	6,700	3,870	B	8,500	4,340	B

A traffic impact analysis is recommended to analyze any potential impacts to state facilities prior to any development.

Thank you for coordinating the review of the ETown Residential PUD with FDOT. If you have any questions, please do not hesitate to contact me by email: scott.clem@dot.state.fl.us or call: (904) 360-5681.

Sincerely,



Scott A. Clem, AICP
 FDOT D2 Growth Management Coordinator

Wells, Arimus

From: Kolczynski, John
Sent: Monday, October 08, 2018 8:10 AM
To: Wells, Arimus
Subject: RE: PUD Review and Comments Request (2018-0671)

Arimus,

My comment for the subject PUD is:

Any traffic control sign install in city right of way that does not meet city standards shall be reviewed by the Traffic Engineering Division. A Revocable Permit and Indemnification Agreement shall be included with and recorded with any such sign. Nonstandard signs shall be maintained by the homeowners association and the homeowners association will be responsible for issues caused by the lack of maintenance.

Thanks,

John F. Kolczynski E.I.
Traffic Studies Associate Engineer
Traffic Engineering Division
1007 Superior Street
Jacksonville, Florida 32254
(904) 255-7547

From: Wells, Arimus
Sent: Friday, October 05, 2018 1:30 PM
To: Salem, Soliman; Parola, Helena; Kolczynski, John; Sands, Mike; Warnock, Blaine; McDaniel, Jody; Joseph, Daryl; Namey, Joe; Hubsch, Charles; Flowe, John; pricml@jea.com; West, Susan R. - Consulting Engineer; Gallup, William R.; Lamb, John T.; Wilson, Kurtis; growthmanagement.d2@dot.state.fl.us
Subject: PUD Review and Comments Request (2018-0671)

Good Afternoon,

The Current Planning Division of the Planning and Development Department would appreciate any comments or recommendations that your agency/department may have on the proposed development: **ETown Residential PUD**. Please review the attached file and e-mail your comments or recommendations to this office no later than **Monday, October 15th**.

Please let me know if you have any questions.

Best Regards,

Arimus

--

Arimus T. Wells

PLANNING AND DEVELOPMENT DEPARTMENT



#

MEMORANDUM

DATE: 10/15/2018

TO: Arimus T. Wells
City Planner I

FROM: Soliman Peter Salem
City Planner Supervisor

SUBJECT: TRANSPORTATION REVIEW OF 2018-0671 ETOWN RESIDENTIAL PUD

SR 9B, from SR 9A to US 1/ Philips Hwy., is the directly accessed functionally classified roadway. SR 9B is a 4-lane divided urbanized freeway in this vicinity and is currently operating at 55% of capacity. This SR 9B segment has a maximum daily capacity of 77,900 vpd and a 2017 daily traffic volume of 43,000 vpd.

*The Transportation Planning Division **conditions** the following for approval:

1. This PUD is subject to mobility fee review.
2. SR 9B is an FDOT Right Of Way. FDOT will be the permitting authority for all of the proposed accesses.
3. The traffic study, plans and any roadway modifications will be subject to the review and approval of the Florida Department of Transportation.
4. Parcel 1 and Parcel 5 must have 2 access points to ETOWN Parkway.

PLANNING AND DEVELOPMENT DEPARTMENT



#

5. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

CITY OF JACKSONVILLE PUD - JEA REVIEW

Ordinance: 2018-0671
Development Name: E Town Residential PUD

Description: Rezoning of RLD-50 to PUD for a 1,700 lot residential subdivision

Real Estate No: 167761-3001; 167761-3100; 167761-3200
Council District(s): 11
Current Zoning: RLD-50
Proposed Zoning: PUD
Location: East and west sides of RG Skinner Parkway

JEA Availability No: Not provided
Issued Date:
Requested Flow:
Requested Use:

Comments:

No objection with conditions. Existing water, sewer and reclaimed master plans provided to JEA are not consistent with the requested unit count. Development availability letter and master plans to be updated by applicant prior to plan approval for development parcels. Project to meet the JEA Design Standards in effect at the time of construction plan review/approval.

Response Date: 10/12/2018
Responder: Susan R. West, PE

Application For Rezoning To PUD**Planning and Development Department Info**

Ordinance # 2018-0671 Staff Sign-Off/Date ATW / 09/28/2018

Filing Date 10/04/2018 Number of Signs to Post 41

Hearing Dates:

1st City Council 11/13/2018 Planning Commission 11/08/2018

Land Use & Zoning 11/20/2018 2nd City Council 11/27/2018

Neighborhood Association SWEETWATER- ADULT COMMUNITY/DEER CREEK COUNTRY CLUB HOA

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 1987

Application Status PENDING

Date Started 08/21/2018

Date Submitted 08/21/2018

General Information On Applicant

Last Name	First Name	Middle Name
HAGA	LINDSAY	KATHLEEN

Company Name

ENGLAND, THIMS & MILLER

Mailing Address

14775 OLD ST. AUGUSTINE ROAD

City

JACKSONVILLE

State

FL

Zip Code 32258

Phone

9043766296

Fax

9046469485

Email

HAGAL@ETMINC.COM

General Information On Owner(s) Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
DAVIS	JED	

Company/Trust Name

EASTLAND TIMBER, LLC

Mailing Address

4310 PABLO OAKS COURT

City

JACKSONVILLE

State

FL

Zip Code

32224

Phone

9049927503

Fax**Email**

JDAVIS@DAVISFAMILYOFFICE.COM

Property InformationPrevious Zoning Application Filed For Site? If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
167761 3001	11	3	RLD-50	PUD

Map	167761 3100	11	3	RLD-50	PUD
Map	167761 3200	11	3	RLD-50	PUD

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

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 626.00

Development Number 1801

Proposed PUD Name ETOWN RESIDENTIAL

Justification For Rezoning Application

THE PUD PROPOSES THE CONCEPT OF A CAREFULLY PLANNED CLUSTERED RESIDENTIAL DEVELOPMENT PURSUANT TO A NUMBER OF BEST DEVELOPMENT PRACTICES INCLUDING: THE EFFICIENT USE OF LAND THROUGH CLUSTERING; INTERNAL AND EXTERNAL VEHICULAR PEDESTRIAN CONNECTIVITY; COMMON THEME OF DEVELOPMENT; EFFICIENT PROVISION OF UTILITIES; AND THE INCLUSION OF PERFORMANCE STANDARDS FOR THE PROJECT THAT WILL ESTABLISH THE UNIQUE QUALITY, IDENTITY AND CHARACTER OF THE PUD.

Location Of Property

General Location

EAST OF 295 ON RG SKINNER PKWY

House #	Street Name, Type and Direction	Zip Code
0	R G SKINNER PKWY	

Between Streets

ETOWN and RG SKINNER

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**
 - 626.00 Acres @ \$10.00 /acre: \$6,260.00
- 3) Plus Notification Costs Per Addressee**
 - 16 Notifications @ \$7.00 /each: \$112.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$8,641.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

Legal Description

PUD Parcel E3 North

A portion of Sections 5 and 8, Township 4 South, Range 28 East, Duval County, Florida, being a portion of E-Town Overall Parcel, as described and recorded in Official Records Book 18197, page 1321, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 33, Township 3 South, Range 28 East, Duval County, Florida; thence South $00^{\circ}41'54''$ East, along the Westerly line of said Section 33, a distance of 5273.53 feet to the Southwest corner thereof, said corner also being the Northeast corner of said Section 5; thence South $01^{\circ}37'32''$ East, along the Easterly line of said Section 5, a distance of 1495.33 feet; thence South $85^{\circ}26'41''$ West, departing said Easterly line, 1581.96 feet to the Point of Beginning.

From said Point of Beginning, thence South $18^{\circ}03'52''$ East, 1337.21 feet; thence South $74^{\circ}12'11''$ East, 1137.99 feet to a point lying on the Westerly line of R.G. Skinner Parkway Parcel, as recorded in Official Records Book 18197, page 1332, of said current Public Records; thence Southerly along said Westerly line the following 8 courses: Course 1, thence Southerly along the arc of a curve concave Easterly having a radius of 4100.00 feet, through a central angle of $00^{\circ}08'56''$, an arc length of 10.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $07^{\circ}12'57''$ East, 10.65 feet; Course 2, thence South $07^{\circ}17'25''$ East, 241.75 feet; Course 3, thence South $62^{\circ}15'15''$ West, 206.61 feet; Course 4, thence South $07^{\circ}59'31''$ East, 293.89 feet; Course 5, thence South $56^{\circ}15'54''$ East, 214.78 feet to a point on a curve concave Northwesterly having a radius of 950.00 feet; Course 6, thence Southwesterly along the arc of said curve, through a central angle of $37^{\circ}41'18''$, an arc length of 624.90 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $25^{\circ}29'05''$ West, 613.69 feet; Course 7, thence South $44^{\circ}19'44''$ West, 334.83 feet to the point of curvature of a curve concave Southeasterly having a radius of 1600.00 feet; Course 8, thence Southwesterly along the arc of said curve, through a central angle of $28^{\circ}48'08''$, an arc length of 804.31 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $29^{\circ}55'39''$ West, 795.87 feet; thence North $44^{\circ}48'35''$ West, departing said Westerly line, 1118.53 feet; thence North $34^{\circ}22'41''$ West, 111.78 feet; thence North $13^{\circ}23'30''$ West, 69.67 feet; thence North $22^{\circ}57'07''$ West, 69.67 feet; thence North $32^{\circ}30'45''$ West, 69.67 feet; thence North $43^{\circ}30'35''$ West, 90.53 feet; thence North $55^{\circ}56'22''$ West, 90.47 feet; thence North $66^{\circ}55'56''$ West, 69.67 feet; thence North $45^{\circ}04'55''$ West, 151.72 feet; thence North $30^{\circ}12'57''$ West, 148.21 feet; thence South $59^{\circ}47'03''$ West, 864.16 feet to a point on a curve concave Westerly having a radius of 3100.00 feet; thence Southerly along the arc of said curve, through a central angle of $02^{\circ}26'33''$, an arc length of 132.15 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $21^{\circ}06'14''$ West, 132.14 feet; thence South $28^{\circ}23'56''$ West, 188.02 feet to a point lying on the

EXHIBIT 1

Legal Description

Easterly limited access right of way line of State Road No. 9B, a 400 foot limited access right of way per Florida Department of Transportation Right of Way Map Section No. 72002-2513; thence North 00°17'54" West, along said Easterly right of way line, 208.25 feet to a point of intersection with the Easterly limited access right of way line of State Road No. 9A, a variable width limited access right of way per Florida Department of Transportation Right of Way Map Section No. 72002-2511, Work Program Identification No. 2114883, said point also lying on a non-tangent curve concave Westerly having a radius of 3000.00 feet; thence Northerly, along said Easterly limited access right of way line of State Road No. 9A, the following 3 courses: Course 1, thence Northerly, departing said Easterly limited access right of way line of State Road No. 9B and along the arc of said curve, through a central angle of 29°31'23", an arc length of 1545.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 07°27'47" East, 1528.78 feet; Course 2, thence North 07°17'54" West, 984.62 feet to the point of curvature of a curve concave Easterly having a radius of 11600.00 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of 01°20'55", an arc length of 273.05 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 06°37'27" West, 273.04 feet; thence North 85°26'41" East, departing said Easterly limited access right of way line, 1479.87 feet to the Point of Beginning.

Containing 153.66 acres, more or less.

Together with

PUD Parcel E5

A portion of Section 32, Township 3 South, Range 28 East, together with a portion of Section 5, Township 4 South, Range 28 East, Duval County, Florida, being a portion of E-Town Overall Parcel, as described and recorded in Official Records Book 18197, page 1321, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of said Section 32; thence South 00°41'54" East, along the Easterly line of said Section 32, a distance of 4295.82 feet; thence South 89°18'06" West, departing said Easterly line, 1205.93 feet to a point lying on the Westerly line of R.G. Skinner Parkway Parcel, as described and recorded in Official Records Book 18197, page 1332, of said current Public Records, and the Point of Beginning.

From said Point of Beginning, thence Southerly along said Westerly line of R.G. Skinner Parkway Parcel the following 9 courses: Course 1, thence South 29°54'40" East, 769.74 feet to the point of curvature of a curve concave Southwesterly having a radius of 2900.00 feet; Course 2, thence Southeasterly along the arc of said curve, through a central angle of 08°20'56", an arc length of 422.58 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 25°44'11" East, 422.21 feet; Course 3, thence South 21°25'08" West, 154.24

EXHIBIT 1

Legal Description

feet; Course 4, thence South 20°28'41" East, 210.00 feet; Course 5, thence South 62°19'58" East, 155.14 feet; Course 6, thence South 20°28'41" East, 1154.66 feet to the point of curvature of a curve concave Westerly having a radius of 1150.00 feet; Course 7, thence Southerly along the arc of said curve, through a central angle of 24°32'38", an arc length of 492.63 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 08°12'22" East, 488.87 feet; Course 8, thence South 04°03'57" West, 339.41 feet to the point of curvature of a curve concave Easterly having a radius of 4100.00 feet; Course 9, thence Southerly along the arc of said curve, through a central angle of 11°12'26", an arc length of 801.96 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 01°32'16" East, 800.69 feet; thence North 74°12'11" West, departing said Westerly line, 1137.99 feet; thence North 18°03'52" West, 1337.21 feet; thence South 85°26'41" West, 498.63 feet; thence North 01°01'07" West, 2253.12 feet; thence North 89°08'56" East, 454.25 feet; thence North 47°43'25" East, 540.19 feet to the Point of Beginning.

Containing 122.16 acres, more or less.

Together with

PUD Parcel E7

A portion of Section 32, Township 3 South, Range 28 East, together with a portion of Section 5, Township 4 South, Range 28 East, Duval County, Florida, being a portion of E-Town Overall Parcel, as described and recorded in Official Records Book 18197, page 1321, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of said Section 32; thence South 00°41'54" East, along the Easterly line of said Section 32, a distance of 3225.97 feet; thence South 47°43'25" West, departing said Easterly line, 1612.09 feet to a point lying on the Westerly line of R.G. Skinner Parkway Parcel, as described and recorded in Official Records Book 18197, page 1332, of said current Public Records, and the Point of Beginning.

From said Point of Beginning, thence continue South 47°43'25" West, 540.19 feet; thence South 89°08'56" West, 454.25 feet; thence South 01°01'07" East, 2253.12 feet; thence South 85°26'41" West, 981.24 feet to a point lying on the Easterly limited access right of way line of State Road No. 9A, a variable width limited access right of way per Florida Department of Transportation Right of Way Map Section No. 72002-2511, Work Program Identification No. 2114883, said point being a point on a curve concave Easterly having a radius of 11600.00 feet; thence Northerly along said Easterly limited access right of way line and along the arc of said curve, through a central angle of 05°39'05", an arc length of 1144.16 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 03°07'27" West, 1143.69 feet; thence North 00°17'54" West, continuing along said Easterly

EXHIBIT 1

Legal Description

limited access right of way line, 3893.50 feet to a point lying on the Southerly line of E9 Wetland Parcel, as described and recorded in said Official Records Book 18197, page 1321; thence Easterly along said Southerly line the following 49 courses: Course 1, thence South 89°59'26" East, departing said Easterly limited access right of way line of State Road No. 9A, a distance of 432.74 feet; Course 2, thence North 21°15'25" West, 36.30 feet; Course 3, thence North 20°45'13" West, 89.37 feet; Course 4, thence North 02°14'31" East, 76.89 feet; Course 5, thence North 05°05'57" West, 76.05 feet; Course 6, thence North 06°49'09" East, 66.87 feet; Course 7, thence North 07°59'28" East, 82.84 feet; Course 8, thence North 16°34'34" East, 50.24 feet; Course 9, thence North 68°48'58" East, 59.12 feet; Course 10, thence North 76°43'46" East, 45.45 feet; Course 11, thence South 78°23'48" East, 52.05 feet; Course 12, thence South 39°08'47" East, 58.60 feet; Course 13, thence South 39°28'45" East, 74.97 feet; Course 14, thence South 05°56'18" East, 68.71 feet; Course 15, thence South 26°13'12" West, 65.57 feet; Course 16, thence South 06°43'08" West, 65.84 feet; Course 17, thence South 19°43'54" East, 70.06 feet; Course 18, thence South 85°03'59" East, 47.28 feet; Course 19, thence South 85°54'54" East, 65.61 feet; Course 20, thence North 73°03'34" East, 72.99 feet; Course 21, thence North 80°31'18" East, 63.06 feet; Course 22, thence North 16°01'47" East, 59.50 feet; Course 23, thence North 47°16'37" East, 59.12 feet; Course 24, thence South 80°10'42" East, 68.96 feet; Course 25, thence South 16°30'35" East, 62.48 feet; Course 26, thence South 17°56'14" West, 59.51 feet; Course 27, thence North 89°48'18" West, 35.19 feet; Course 28, thence South 35°54'27" West, 39.94 feet; Course 29, thence South 05°38'03" East, 63.89 feet; Course 30, thence South 55°17'48" East, 39.15 feet; Course 31, thence South 89°59'26" East, 294.87 feet; Course 32, thence North 34°56'34" East, 54.72 feet; Course 33, thence North 22°07'41" East, 59.05 feet; Course 34, thence North 10°52'36" East, 60.69 feet; Course 35, thence North 82°56'19" East, 29.72 feet; Course 36, thence North 16°06'27" East, 39.94 feet; Course 37, thence North 72°50'32" West, 53.92 feet; Course 38, thence North 13°45'11" East, 35.39 feet; Course 39, thence North 73°39'04" East, 46.76 feet; Course 40, thence South 48°14'27" East, 56.63 feet; Course 41, thence South 62°54'37" East, 60.74 feet; Course 42, thence North 82°34'21" East, 69.28 feet; Course 43, thence South 42°33'13" East, 62.46 feet; Course 44, thence North 84°40'50" East, 66.44 feet; Course 45, thence North 11°16'49" East, 57.07 feet; Course 46, thence North 09°59'01" East, 75.29 feet; Course 47, thence North 08°03'20" East, 61.18 feet; Course 48, thence South 81°39'47" East, 86.64 feet; Course 49, thence South 85°54'44" East, 51.63 feet; thence South 45°09'13" East, departing said Southerly line of E9 Wetland Parcel, a distance of 35.48 feet to the Northeast corner of those lands described and recorded in Official Records Book 14863, page 469, of said current Public Records; thence North 89°59'26" West, along the Northerly line of said Official Records Book 14863, page 469, a distance of 70.00 feet to the Northwest corner thereof; thence South 00°00'34" West, along the Westerly line of last said lands, 65.00 feet to the Southwest corner thereof; thence South 89°59'26" East, along the Southerly line of last said lands, 70.00 feet to the Southeast corner thereof, said corner lying on the Southwesterly right of way line of R.G. Skinner Parkway, a 110 foot right of way as presently established; thence South 00°00'34" West, along said Southwesterly right of way line, 107.34 feet to the Westerly corner of the Southerly

EXHIBIT 1

Legal Description

terminus of said R.G. Skinner Parkway, said corner lying on the Northerly line of said R.G. Skinner Parkway Parcel; thence North $89^{\circ}59'26''$ West, along the Westerly prolongation of said Southerly terminus and along said Northerly line, 44.77 feet to the Northwest corner of said R.G. Skinner Parkway Parcel; thence Southerly along the Westerly line of said R.G. Skinner Parkway Parcel the following 5 courses: Course 1, thence Due South, 64.78 feet to the point of curvature of a curve concave Westerly having a radius of 1900.00 feet; Course 2, thence Southerly along the arc of said curve, through a central angle of $15^{\circ}43'54''$, an arc length of 521.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $07^{\circ}51'57''$ West, 520.05 feet; Course 3, thence South $15^{\circ}43'54''$ West, 505.03 feet to the point of curvature of a curve concave Easterly having a radius of 1600.00 feet; Course 4, thence Southerly along the arc of said curve, through a central angle of $45^{\circ}38'34''$, an arc length of 1274.59 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $07^{\circ}05'23''$ East, 1241.15 feet; Course 5, thence South $29^{\circ}54'40''$ East, 210.14 feet to the Point of Beginning.

Containing 163.56 acres, more or less.

Together with

PUD Parcel E8-1

A portion of Sections 32 and 33, Township 3 South, Range 28 East, Duval County, Florida, being a portion of E-Town Overall Parcel, as described and recorded in Official Records Book 18197, page 1321, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 33; thence North $88^{\circ}37'28''$ East, along the Northerly line of said Section 33, a distance of 1343.30 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $88^{\circ}37'28''$ East, along said Northerly line of Section 33, a distance of 289.49 feet to the Northeasterly corner of said E-Town Overall Parcel; thence Southerly, along the Easterly line of said E-Town Overall Parcel, the following 3 courses: Course 1, thence South $07^{\circ}44'34''$ East, departing said Northerly line, 1305.77 feet; Course 2, thence South $13^{\circ}31'53''$ East, 2389.14 feet; Course 3, thence South $04^{\circ}33'08''$ West, 1650.06 feet to its intersection with the Southerly line of said Section 33; thence South $88^{\circ}39'38''$ West, departing said Easterly line of E-Town Overall Parcel and along said Southerly line of Section 33, a distance of 714.50 feet to its intersection with the Southerly prolongation of the Easterly line of those lands described and recorded in Official Records Book 18372, page 414, of said current Public Records; thence North $01^{\circ}42'32''$ West, departing said Southerly line, along said Southerly

EXHIBIT 1

Legal Description

prolongation and along said Easterly line of Official Records Book 18372, page 414, a distance of 1037.50 feet; thence North 33°01'22" West, continuing along said Easterly line and its Northwesterly prolongation, 1768.30 feet; thence South 80°03'37" West, 1792.84 feet to a point lying on the Easterly line of R.G. Skinner Parkway Parcel, as described and recorded in Official Records Book 18197, page 1332, of said current Public Records; thence Northerly, along said Easterly line of R.G. Skinner Parkway Parcel, the following 3 courses: Course 1, thence Northerly, along the arc of a curve concave Easterly having a radius of 1400.00 feet, through a central angle of 03°18'04", an arc length of 80.66 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 14°04'52" East, 80.65 feet; Course 2, thence North 15°43'54" East, 464.86 feet to the point of curvature of a curve concave Westerly having a radius of 1850.00 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of 11°55'56", an arc length of 385.28 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 09°45'56" East, 384.58 feet; thence North 85°29'58" East, departing said Easterly line, 163.04 feet; thence North 86°32'54" East, 72.60 feet; thence North 55°21'07" East, 39.17 feet; thence North 69°17' 56" West, 281.32 feet to a point lying on said Easterly line of R.G. Skinner Parkway Parcel; thence North 00°00' 34" East, along said Easterly line, 9.37 feet to a point lying on the Southerly line of AAA School East Parcel, as described and recorded in Official Records Book 14340, page 1809, of said current Public Records; thence Northerly, along the Southerly and Easterly lines of said AAA School East Parcel, the following 61 courses: Course 1, thence South 89°59'26" East, departing said Easterly line of R.G. Skinner Parkway Parcel, 2255.15 feet; Course 2, thence North 07°41' 27" West, 12.17 feet; Course 3, thence North 20°26'25" West, 28.98 feet; Course 4, thence North 06°37'03" East, 35.94 feet; Course 5, thence North 26°09'20" East, 47.24 feet; Course 6, thence North 10°50'26" East, 18.12 feet; Course 7, thence North 19°27'45" East, 19.37 feet; Course 8, thence North 10°56'37" East, 57.23 feet; Course 9, thence North 31°50'19" West, 53.99 feet; Course 10, thence North 25°51' 04" West, 36.99 feet; Course 11, thence North 29°13'43" West, 21.65 feet; Course 12, thence North 71°51'12" West, 34.33 feet; Course 13, thence North 04°17'54" East, 38.72 feet; Course 14, thence North 00°16'03" East, 31.09 feet; Course 15, thence North 16°06'04" East, 32.18 feet; Course 16, thence North 20°33'04" West, 21.97 feet; Course 17, thence North 56°02'19" West, 40.42 feet; Course 18, thence North 02°24'10" West, 36.61 feet; Course 19, thence North 02°52'24" East, 35.41 feet; Course 20, thence North 00°06'57" East, 45.28 feet; Course 21, thence North 08°57'28" East, 54.79 feet; Course 22, thence North 06°50'55" West, 38.58 feet; Course 23, thence North 14°46'17" East, 32.02 feet; Course 24, thence North 24°38'30" East, 38.36 feet; Course 25, thence North 21°16'45" East, 42.29 feet; Course 26, thence North 46°41'48" East, 24.93 feet; Course 27, thence North 09°37'57" East, 38.41 feet; Course 28, thence North 40°13'50" East, 35.75 feet; Course 29, thence North 25°36'12" East, 31.37 feet; Course 30, thence North 21°18'20" East, 52.69 feet; Course 31, thence North 30°51'04" West, 51.14 feet; Course 32, thence North 62°04'55" West, 46.62 feet; Course 33, thence North 18°00'39" West, 57.14 feet; Course 34, thence North 25°51' 03" West, 51.16 feet; Course 35, thence North 64°02'20" West, 56.18 feet; Course 36, thence North 64°31'59" West, 44.40 feet; Course 37, thence North 45°11' 49" West, 58.29 feet; Course 38, thence North 37°43'23" West,

EXHIBIT 1

Legal Description

68.80 feet; Course 39, thence North 02°41'36" West, 88.50 feet; Course 40, thence North 02°06'49" West, 73.09 feet; Course 41, thence North 04°53'38" East, 86.05 feet; Course 42, thence North 05°05'30" East, 95.10 feet; Course 43, thence North 28°50'30" West, 58.14 feet; Course 44, thence North 48°55'53" West, 68.30 feet; Course 45, thence North 45°34'57" West, 74.88 feet; Course 46, thence North 29°56'25" West, 51.40 feet; Course 47, thence North 12°05'37" West, 72.07 feet; Course 48, thence North 31°46'26" East, 28.73 feet; Course 49, thence North 62°21'20" East, 59.52 feet; Course 50, thence North 89°26'28" East, 25.20 feet; Course 51, thence North 82°18'54" East, 55.94 feet; Course 52, thence South 65°50'59" East, 41.72 feet; Course 53, thence South 66°19'42" East, 49.58 feet; Course 54, thence North 47°17'56" East, 30.64 feet; Course 55, thence North 84°19'39" East, 48.59 feet; Course 56, thence South 67°19'52" East, 48.05 feet; Course 57, thence North 57°16'24" East, 26.00 feet; Course 58, thence North 89°32'02" East, 47.84 feet; Course 59, thence South 87°36'33" East, 51.75 feet; Course 60, thence North 85°07'24" East, 50.38 feet; Course 61, thence North 01°03'43" West, 115.11 feet to the Point of Beginning.

Containing 151.84 acres, more or less.

Together with

Amenity Parcel

A portion of Sections 4 and 5, Township 4 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 18197, page 1332, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 4, said corner lying on the Northerly line of those lands described and recorded in Official Records Book 18298, page 564, of said current Public Records; thence South 66°22'10" West, along said Northerly line, 372.30 feet to the Northwesterly corner thereof; thence Southerly, along the Westerly line of said Official Records Book 18298, page 564, the following 4 courses: Course 1, thence South 50°28'41" East, 13.39 feet; Course 2, thence South 20°28'41" East, 78.76 feet; Course 3, thence South 09°31'19" West, 147.03 feet; Course 4, thence South 20°28'41" East, 898.91 feet to the Point of Beginning.

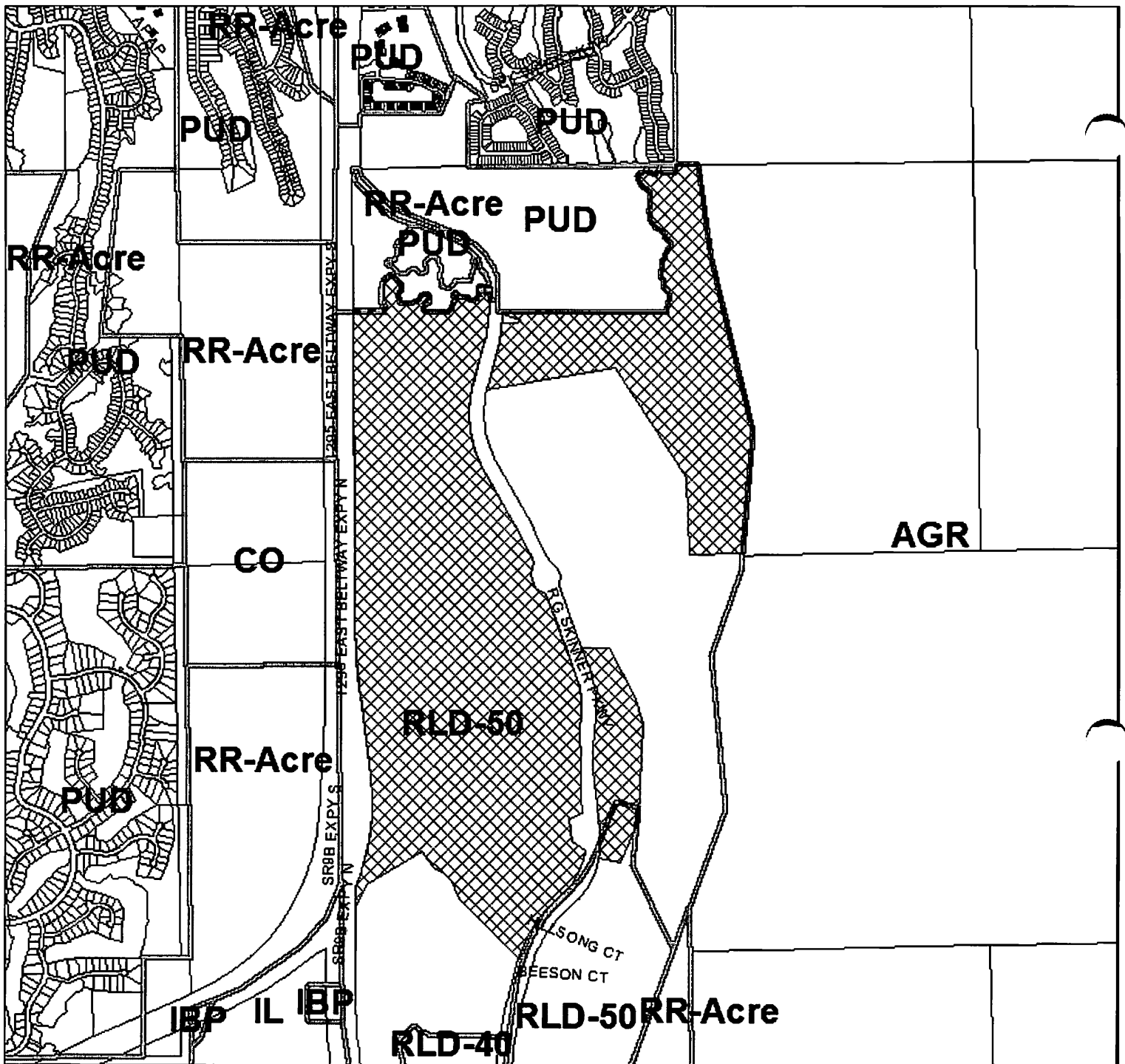
From said Point of Beginning, thence continue Southerly, along said Westerly line of Official Records Book 18298, page 564, the following 5 courses: Course 1, thence North 89°07'19" East, 378.77 feet; Course 2, thence South 27°01'00" East, 729.95 feet; Course 3, thence South 17°26'09" East, 386.82 feet; Course 4, thence South 02°32'30" West, 1336.20 feet; Course 5, thence South 23°09'08" West, 594.56 feet to a point lying on the Northerly line of Parcel E2, as described and recorded in Official Records Book 18270, page 459, of said current Public Records; thence North 80°51'50" West, departing said Westerly line and along said Northerly

EXHIBIT 1

Legal Description

line of Parcel E2, a distance of 294.70 feet to the Northwesterly corner of said Parcel E2, said corner being a point on a curve concave Westerly having a radius of 1150.00 feet; thence Northerly, along the arc of said curve, through a central angle of $18^{\circ}14'29''$, an arc length of 366.13 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $01^{\circ}49'50''$ East, 364.59 feet; thence North $07^{\circ}17'25''$ West, 520.10 feet to the point of curvature of a curve concave Easterly having a radius of 3900.00 feet; thence Northerly along the arc of said curve, through a central angle of $11^{\circ}21'21''$, an arc length of 772.98 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $01^{\circ}36'44''$ West, 771.71 feet; thence North $04^{\circ}03'57''$ East, 339.41 feet to the point of curvature of a curve concave Westerly having a radius of 1350.00 feet; thence Northerly along the arc of said curve, through a central angle of $24^{\circ}32'38''$, an arc length of 578.30 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $08^{\circ}12'22''$ West, 573.89 feet; thence North $20^{\circ}28'41''$ West, 309.60 feet to the Point of Beginning.

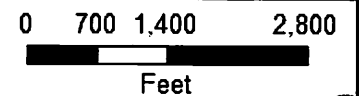
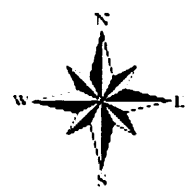
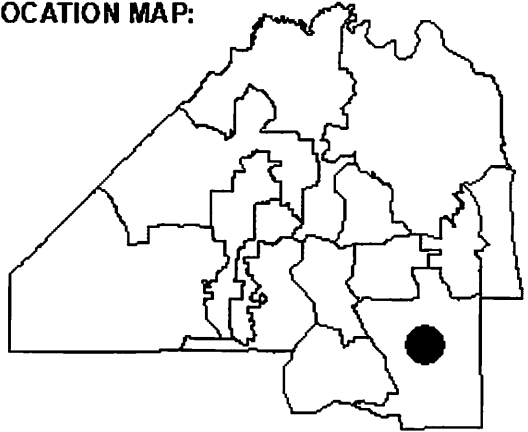
Containing 35.12 acres, more or less.



REQUEST SOUGHT:

FROM: RLD-50
TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:
 11

TRACKING NUMBER

T-2018-1987

PAGE 1 OF 1

EXHIBIT D
PUD Written Description

ETown Residential
Planned Unit Development (PUD)

Revised August 15, 2018
Revised September 4, 2018
Revised September 14, 2018

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Parcel #: A portion of 167761 3001, 167761 3100 and 167761 3200
- B. Current Land Use Designation: LDR
- C. Current Zoning District: RLD-50
- D. Proposed Zoning District: PUD
- E. Development Area: Suburban and Rural

II. SUMMARY AND PURPOSE OF THE PUD

Eastland Timber, LLC and ETown Development, Inc. (the "Applicant") propose to rezone approximately 626.3+/- acres of land located east of Interstate 295 and south of Atlantic Coast High School from RLD-50 to Planned Unit Development (PUD). The project area is more particularly described in the legal description attached hereto as Exhibit 1 (the "Property"). The PUD zoning district will provide for a master planned, single and multi-family residential neighborhood with active and passive recreation. The PUD proposes clustered development for the efficient use of land that allows for the preservation of a significant portion of the Property for conservation purposes. The PUD also proposes architectural standards that will facilitate an aesthetically pleasing common development theme that is internally and externally compatible. The PUD shall be developed in accordance with this PUD Written Description Exhibit D and the PUD Site Plan included as Exhibit E to this application.

The PUD will be developed consistent with the LDR future land use category within a Suburban and Rural Development Area of the 2030 Comprehensive Plan. The PUD shall be developed with a maximum gross density of 7 units per acre with centralized potable water and wastewater service.

III. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	LDR, CGC	RLD-50, RLD-40, CCG-1	Vacant
East	LDR, AGR-II, AGR-III	RLD-50, RR-Acre, AGR	Vacant
North	LDR, RPI	PUD, RR-Acre	High School, Vacant
West	LDR, RPI	RR-Acre, CO	Vacant, I-295

IV. PERMITTED USES

A. Maximum Density

The PUD will be developed consistent with the LDR future land use category within the Suburban and Rural Development Area of the 2030 Comprehensive Plan. The residential uses shall not exceed a maximum gross density of seven (7) units per acre, cumulatively within the LDR future land use category. Individual phases or parcels of development may exceed the maximum gross density of seven (7) units per acre so long as the maximum is not exceeded PUD-wide. **The total number of dwelling units allowed within the ETown Residential PUD shall not exceed 1,700 residential units.**

B. PUD Site Plan and Parcels

The PUD Site Plan Exhibit E shows the uses to be permitted within each parcel within the Property. The parcel designations are solely for defining the general location of permitted uses within the PUD and do not subdivide the Property. Parcel sizes, configuration, and boundaries as shown on the PUD Site Plan may be modified as an administrative modification to the PUD subject to the review and approval of the Planning and Development Department. To ensure a mix of housing types and styles, the table below provides a cap or maximum number of units of each type of housing product that can be developed for each parcel as depicted on the PUD Site Plan. Any combination of housing products can be developed on each parcel so long as the maximum number of units are not exceeded for each housing product and each parcel as listed in the table below.

Maximum Development Potential by Parcel

	TH	SF40	SF50+	Acres
Parcel 1	0	100	175	57.7
Parcel 2	220	80	65	28.5
Parcel 3	0	50	120	44.5
Parcel 4	310	140	105	40.7
Parcel 5	350	175	140	46.4
Parcel 6	300	120	100	40.4
Parcel 7	0	40	85	27.3
Amenity Parcel 8	0	0	0	15.1

TH = Townhomes

SF40 = 40 – 49-foot-wide single-family lots.

SF50+ = 50-foot wide and greater single-family lots.

1. Single Family Residential Parcels

Single family detached uses and related amenities and uses, as described in Section IV.C. below, shall be permitted on all parcels as shown on the PUD Site Plan. Accessory uses and structures, as described in Section IV.G. below, shall be allowed on all single-family parcels as shown on the PUD Site Plan.

2. Single/Multi-Family Residential Parcels

Single family detached, and/or multi-family uses and related amenities and uses, as described in Section IV.D. below, shall be permitted on Parcels 1,2, 4, 5, and 6 as shown on the PUD Site Plan.

3. ETown Amenity Parcel

The amenity center for the neighborhoods within ETown will be located on Amenity Parcel 8 as shown on the PUD Site Plan. The amenity center will include active recreation facilities that may include any combination of the following: community center/clubhouse, health/exercise facilities, swimming pool, ball fields, playing courts, playgrounds, fishing pier, walking paths, and similar facilities. The ETown Amenity Parcel will be a minimum of five (5) acres.

4. Conservation/Open Space

Conservation and passive open space use, as described in Section IV.F below, shall be permitted in the areas as shown on the PUD Site Plan.

C. Single Family Residential

1. *Permitted Uses and Structures*

- a. Single family detached dwellings.
- b. Sales/management offices, models, and similar uses.
- c. Amenity/recreation center, which may include a pool, cabana/clubhouse, health/exercise facility, playground and similar uses.
- d. Mail center.
- e. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.H.1. below.
- f. Home occupations subject to Section IV.H.2. below.
- g. Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.
- h. Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.

2. *Permitted Accessory Use and Structures.* See Section IV.G.

3. *SF 40 Minimum lot requirements:*
 - a. Width: Forty (40) feet.
 - b. Area: 4,500 square feet.
4. *SF 40 Maximum lot coverage by all buildings:*
 - a. 40-49 foot lots: Sixty-five (65) percent.
5. *SF 50+ Minimum lot requirements:*
 - a. Width: Fifty (50) feet.
 - b. Area: 5,500 square feet.
6. *SF 50+ Maximum lot coverage by all buildings:*
 - a. 50-59 foot lots: Sixty (60) percent.
 - b. 60+ foot lots: Fifty-five (55) percent.
7. *Minimum yard requirements.* The minimum yard requirements for all single-family dwellings are:
 - a. Front: Twenty (20) feet, provided, however that unenclosed front porches may extend five feet into the required front yard setback.
 - b. Side: Five (5) feet. Minimum 7 feet of separation between eave overhangs.
 - c. Rear: For units with garages facing the rear and with alley access, five (5) feet from building face to alley right-of-way. For units with front street access and garages, ten (10) feet.
8. *Maximum height of structures:* Thirty-five (35) feet.
9. *Alley Access.* Alleys will be permitted for single family detached uses. Alleys shall have a minimum of an eighteen (18) foot right of way if two-way and a twelve (12) foot right-of-way if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries. Alleys may be dedicated to the City.

D. Multi-Family Residential

1. Townhomes

- a. *Permitted uses and structures.*
- (i) Townhomes (fee simple or condominium ownership).
 - (ii) Sales/management offices, models, and similar uses.
 - (iii) Amenity/recreation center, which may include a pool, cabana/clubhouse, health/exercise facility and similar uses.
 - (iv) Mail center.
 - (v) Car wash (self) area for residents.
 - (vi) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.H.1. below.
 - (vii) Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.
 - (viii) Docks, piers, over-water walkways or promenades, bulkheads, pilings and similar facilities.
 - (ix) Uses which are adjacent to a lake may use paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline diesel and other powered motors are prohibited, except for boats used to maintain the lake.
- b. *Dimensional Standards*
- (i) *Minimum lot width* – Fifteen (15) feet, Twenty-five (25) feet for end units.
 - (ii) *Minimum lot area* - 1,500 square feet.
 - (iii) *Maximum lot coverage by all buildings* – Seventy-five percent (75%).
 - (iv) *Minimum yard requirements.* The minimum yard requirements for all uses and structures are:

(a) Front – For units with front street access and garages, twenty (20) feet from face of garage to back of sidewalk (or, where there is no sidewalk, from back of curb) and ten (10) feet from building face to back of sidewalk (or, where there is no sidewalk, from back of curb); for units with rear alley access or common parking, ten (10) feet from building face to back of curb.

(b) Side – Zero (0) feet, and ten (10) feet for end units.

(c) Rear – For units with garages facing the rear and with alley access, three (3) feet from building face to alley right-of-way. For units with front street access and garages, ten (10) feet.

(v) *Maximum height of structure.* Thirty-five (35) feet.

c. *Alley Access.* Alleys will be permitted to be constructed for designated Townhome uses. Alleys shall have a minimum of an eighteen (18) foot right of way if two-way and a twelve (12) foot right-of-way if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries. Alleys may be dedicated to the City.

d. *Patios/porches.* Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within front or rear yard or side yard (where there is a side yard) but shall not be located within ten (10) feet of any right-of-way.

e. *Number of units in building.* Up to twelve (12) units shall be permitted in any single Townhome building.

f. *Townhomes provisions.* The development criteria for Townhome uses within this PUD supersede those requirements set forth in Section 656.414 of the Zoning Code.

E. ETown Amenity Parcel

1. Permitted Uses and Structures

a. Amenity/recreation center, which may include a swimming pool, cabana/clubhouse, health/exercise facilities, and similar facilities.

b. Parks, ball fields, playing courts, playgrounds, fishing piers, walking paths and similar facilities including associated stormwater ponds.

c. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.H.1. below.

F. Conservation/Open Space (C/OS)

1. *Permitted Uses and Structures:*

a. Conservation, open space, greenspace, and passive and low intensity recreation uses shall be permitted, including: parks, playgrounds, dog/pet parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, ponds, observation platforms, storage sheds for maintenance equipment, benches, picnic areas, shelters and informational kiosks, informational signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses designed for and used for low intensity/low impact recreational/open space uses.

b. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.

c. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.

d. Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.

e. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.G.3 below.

2. *Minimum lot requirement (width and area):* None.

3. *Maximum lot coverage by all buildings:* None.

4. *Minimum yard requirements:* None.

5. *Maximum height of structure:* None.

G. Accessory Uses and Structures

1. Accessory uses and structures are permitted if those uses and structures are of a nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses, and structures are located on the

same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure. Accessory uses shall not involve operations or structures not in keeping with the character of the district where located and shall be subject to the following:

a. Accessory uses and structures shall include noncommercial greenhouses and plant nurseries, private garages, private boat shelters, tool houses, garden sheds, garden work centers, children's play areas, play equipment, private barbecue pits/outdoor kitchens, and swimming pools and screened enclosures, and similar uses or structures which are of a nature not likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.

b. Detached accessory structures shall not be located in a required yard except as follows:

(1) Detached accessory structures which are separated from the main structure and less than 15 feet in height may be located in a required side or rear yard, but not less than three (3) feet from a lot line.

(2) Accessory uses or structures greater than 15 feet in height shall meet the same setback requirements as the primary structure and shall not exceed the height of the primary structure.

(3) Air conditioning compressors or other equipment designed to serve the principal structure may be located in a required yard but not less than three (3) feet from a lot line.

(4) Swimming pools and associated screened enclosures may be located in a required rear yard and may be located not less than five (5) feet from the property line or top of the bank of a pond, whichever is applicable. Also, swimming pools and screened enclosures do not constitute buildings in calculating maximum lot coverage.

c. An apartment, guestroom, and/or bonus room may be located above a detached accessory structure such as a carport or garage if such apartment or room is located behind the principal structure and the building footprint of the detached accessory structure is limited to 25 percent of the gross floor area of the principal structure on the lot, or 750 square feet, whichever is less.

H. Additional Performance Standards

Additional performance standards for those uses identified shall be as follows:

1. Essential services (utility systems) shall be permitted subject to following conditions:
 - a. Central water systems, sewerage systems, utility lines, pump stations and easements shall be provided in accordance with the appropriate sections of the Jacksonville Ordinance Code.
2. Home occupations shall be permitted subject to the following conditions:
 - a. The use of the premises for the home occupation shall be incidental and subordinate to its use for residential purposes by its occupants and shall, under no circumstances, change the residential character thereof.
 - b. There shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of the home occupation, including the allowable sign pursuant to Part 13 hereof.
 - c. There shall be no equipment or process used in the home occupation which creates excessive noise, vibration, glare, fumes, odors or electrical interference detectable to normal senses off the lot.
 - d. In the case of electrical interference, no equipment shall be used which creates visual or audible interference in the radio or television receiver off the premises or causes fluctuations in line voltage off the premises.
 - e. No excessive traffic shall be generated by the home occupation.
3. Off-street parking lots shall be permitted subject to the following condition:
 - a. If the facilities are lighted, lighting shall be designed and installed so as to prevent glare or excessive light on any residential properties outside and adjacent to the Property, subject to the review and approval of the Planning and Development Department.
4. Private clubs, conference centers, and meeting facilities on the Amenity Center Parcel shall be permitted subject to the following condition:
 - a. Any food and beverage, including alcoholic beverages, shall be limited to service incidental to the primary activity of the facility.

I. Silviculture

Silviculture uses may continue as a permitted use on all or any portion of the Property until build-out.

J. Land Clearing

Land clearing and processing of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Jacksonville Ordinance Code.

K. Excavations, Lakes and Ponds

Excavations, lakes, and ponds, dug as a part of the developments storm water management system are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, lakes, and ponds may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided via ETown Parkway as generally shown on the PUD Site Plan. The proposed vehicular circulation is conceptual and may be subject to revision during final design, engineering, and permitting. Internal traffic circulation may be via dedicated public streets or approved private streets. Local streets shall have a minimum pavement width of 24 feet, exclusive of curb and gutter. Access points as shown on the PUD Site Plan may be relocated subject to review and approval of the Planning and Development Department; any right in, right out access points in addition to those shown on the PUD Site Plan may be permitted by minor modification. Due to environmental constraints resulting in odd shape of the upland parcels within the PUD, the internal connectivity index, as defined in the 2030 Comprehensive Plan, shall be applied on a project-wide basis and not on an individual project/parcel basis.

B. Sidewalks, Trails, and Bikeways

Sidewalks shall be provided as required in the Comprehensive Plan. Additional pedestrian and bicycle paths will be provided along ETown Parkway to connect the residential areas to the commercial area of ETown to the south and to the master Amenity Center Parcel 8.

C. Recreation/Open Space

Active recreational amenities and uses will be provided in accordance with the standards set forth below. These amenities may include parks, open space, pedestrian walks and trails, bikeways, and other recreational structures and uses located within the PUD as well

as any amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, and similar uses. The active recreation/amenities for single family detached lots shall be provided at a ratio of a minimum of one (1) acre of useable uplands for every 100 single family detached lots cumulatively throughout the PUD. Active recreation/amenities for townhomes shall be provided at a ratio of a minimum of 150 square feet of recreation area per townhome unit.

The PUD will include the ETown Amenity Center containing a minimum of five (5) acres of active recreation as depicted on the PUD Site Plan. Up to 500 lots can be platted, developed and occupied without active recreation. Prior to final plat approval for the 501st lot, either the ETown Amenity Center must be under construction, a performance/construction bond in a form acceptable to the City shall be provided, or the platted lots will be served by other active recreation areas at the above minimum required ratios as applicable to the type of residential units.

The preliminary site plan(s) submitted to the Planning and Development Department for verification of substantial compliance with this PUD shall contain specifications demonstrating compliance with these standards cumulatively throughout the PUD. Documentation and instrumentation providing for ownership and maintenance of the above-described common facilities shall be provided to the Planning and Development Department prior to preliminary engineering approval.

D. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with Part 12 of the Zoning Code regarding tree protection and landscaping. A roadway buffer from ETown Parkway shall not be required within this PUD. The roadway buffer is required in the ETown Village Center PUD (see Ordinance 2018-0564) that includes the ETown Parkway right-of-way. A minimum average 20-foot roadway buffer shall be provided along Interstate 295 and State Road 9B consistent with Section 656.1222(c) of the Zoning Code.

E. Signage

The purpose of these sign standards is to establish a coordinated signage program that provides adequate directional communication for the residential and park areas in an architecturally compatible and aesthetically pleasing manner.

1. Residential Community Identification Monument Signs.

Residential community identification monument signs will be permitted at the major entrance to the residential portion of the PUD. These signs may be located within the ETown Parkway right of way (ETown Village Center PUD - Ordinance 2018-0564) subject to review and approval of the Planning and Development Department, a Revocable Permit and Right of Way Permit. Signs shall not be located within 25 feet of any intersection of 2 or more streets. These signs may be two sided and externally or internally

illuminated and oriented toward ETown Parkway. The monument signs will not exceed ten (10) feet in height and thirty-two (32) square feet in area and may be incorporated into a larger entrance feature. Sign area shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

2. *Other Signs (in addition to allowable signage above).*

Real estate, construction and temporary signs are permitted. Such signs may be a maximum of thirty-two (32) square feet in area and eight (8) feet in height.

Directional signs indicating uses, common areas, and various building entries will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project logo and name. For vehicular directional signage, such signs shall be a maximum of thirty (30) square feet in area per sign face.

Decorative vehicular control street signs may be allowed so long as they are maintained by a property owner's association subject to meeting the requirements of the Manual on Uniform Traffic Control Devices and approval of the City of Jacksonville.

Because all project identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project.

Sign Guidelines

Sign Type	General Location	Quantity	Max Area Per Side (sq. ft.)	Max Height (ft.)
Residential Community Identification Monument Signs	On E Town Parkway	1 per entrance	32	10
Real Estate/Construction Temporary Signs	Project Wide		32	8
Directional Signs	Project Wide		30	8

F. Architectural Guidelines

Prior to the issuance of a building permit for the construction of the first single family detached home within the PUD, covenants and restrictions shall be recorded for the Property that provides for architectural review by an architectural review board. The covenants and restrictions shall include the following requirements: (i) the front façade of

each single-family detached home must have at least two different finishes, one being a primary finish and the secondary finish being an accent feature; (ii) no vinyl siding can be used on a single family detached home, and (iii) no panel siding can be used as the primary building product on the front façade of any single family detached home.

G. Construction offices/model units/real estate rental or sales

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, “unit”, or “phase” until that lot, “unit”, or “phase” is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities if permitted adjacent to model units. Building permits may be obtained for up to twenty percent (20%) of the residential units and for construction of the amenity buildings and recreational facilities within that “phase” or “unit” prior to the recordation of the subdivision plat(s) for the residential lots.

H. Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

I. Parking and Loading Requirements

Off-street parking will be provided in accordance with Part 6 of the City’s Zoning Code.

J. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

K. Utilities

The Property is served by JEA.

VI. JUSTIFICATION FOR THE PUD REZONING

The PUD proposes the concept of a carefully planned clustered residential development pursuant to a number of best development practices including:

- The efficient use of land through clustering;
- Internal and external vehicular and pedestrian connectivity;
- Common theme of development
- Efficient provision of utilities; and
- The inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD.

VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. The design and layout of the PUD is: creative in its planning approach as described above; more desirable than would be possible through strict application of the minimum requirements of the Land Development Code; and provides for the a more efficient use of land and infrastructure.

VIII. LAND USE TABLE

A Land Use Table is attached hereto as Exhibit F.

IX. SUMMARY OF DEVIATIONS AND COMMITMENTS

Below is a table generally listing the deviations from the typical Zoning Code requirements and the commitments in this PUD that exceed the typical Zoning Code requirements.

DEVIATIONS	COMMITMENTS
Increase lot coverage from 50% to 65%	14-foot wide cart path
Increase maximum sign area	Architectural standards
	24-foot wide pavement width on local roads
	Increases I-295 roadway buffer to 40 feet.

X. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the proposed uses are consistent with the LDR land use categories.

B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency and Mobility Management System applicable to the PUD site.

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

D. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

E. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

F. Maintenance of Common Areas and Infrastructure: All common areas will be maintained by an owners' association.

G. Usable Open Spaces, Plazas, Recreation Areas: The PUD provides ample open spaces and recreational opportunities.

H. Impact on Wetlands: Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

I. Listed Species Regulations: A report by a wildlife consultant is submitted with this application.

J. Parking Including Loading and Unloading Areas: The PUD provides ample off-street parking.

K. Sidewalks, Trails and Bikeways: The PUD provides extensive pedestrian and bicycle connectivity by connecting to the trail system along ETown Parkway.

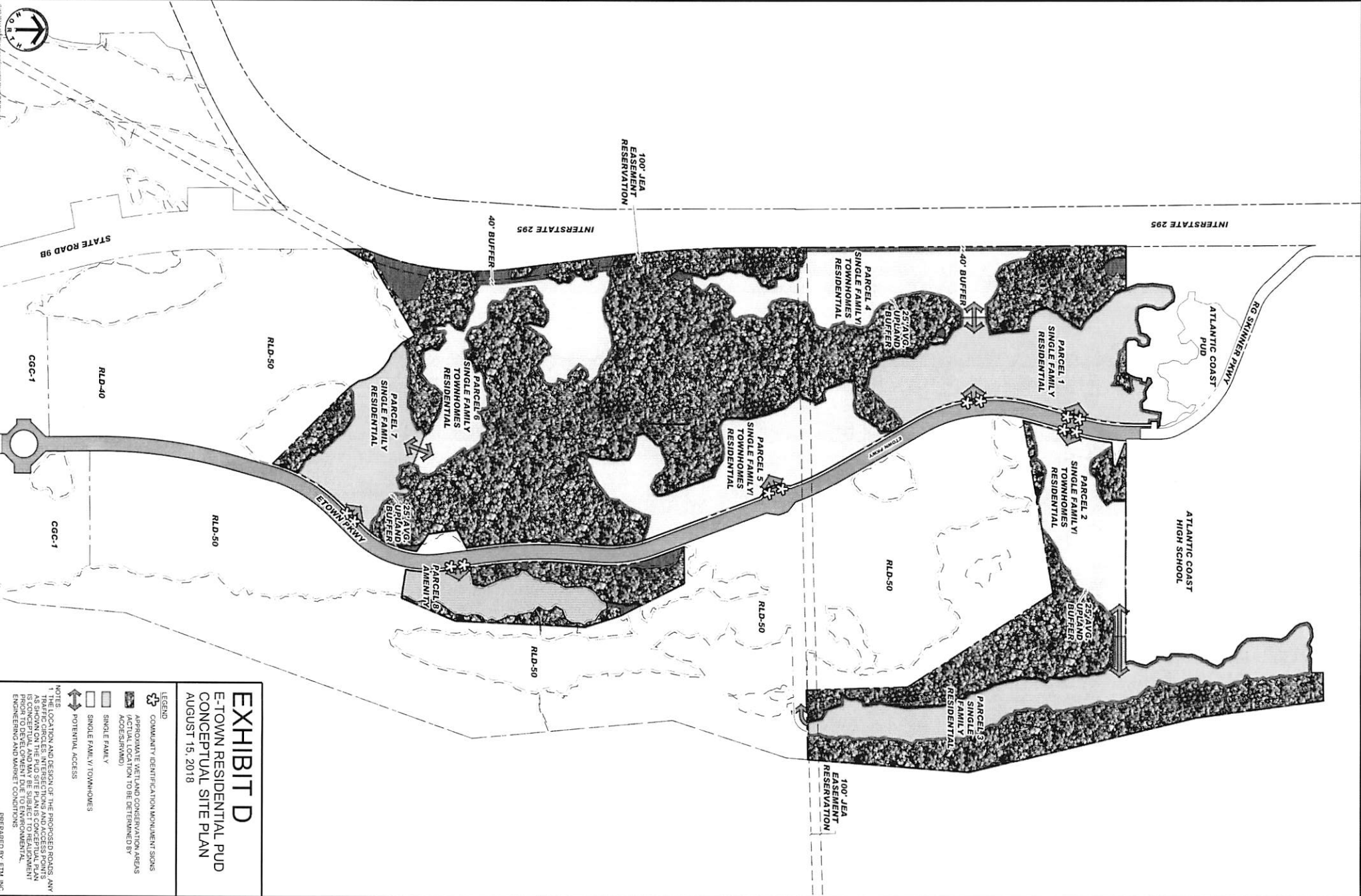


EXHIBIT D

E-TOWN RESIDENTIAL PUD CONCEPTUAL SITE PLAN

AUGUST 15, 2018

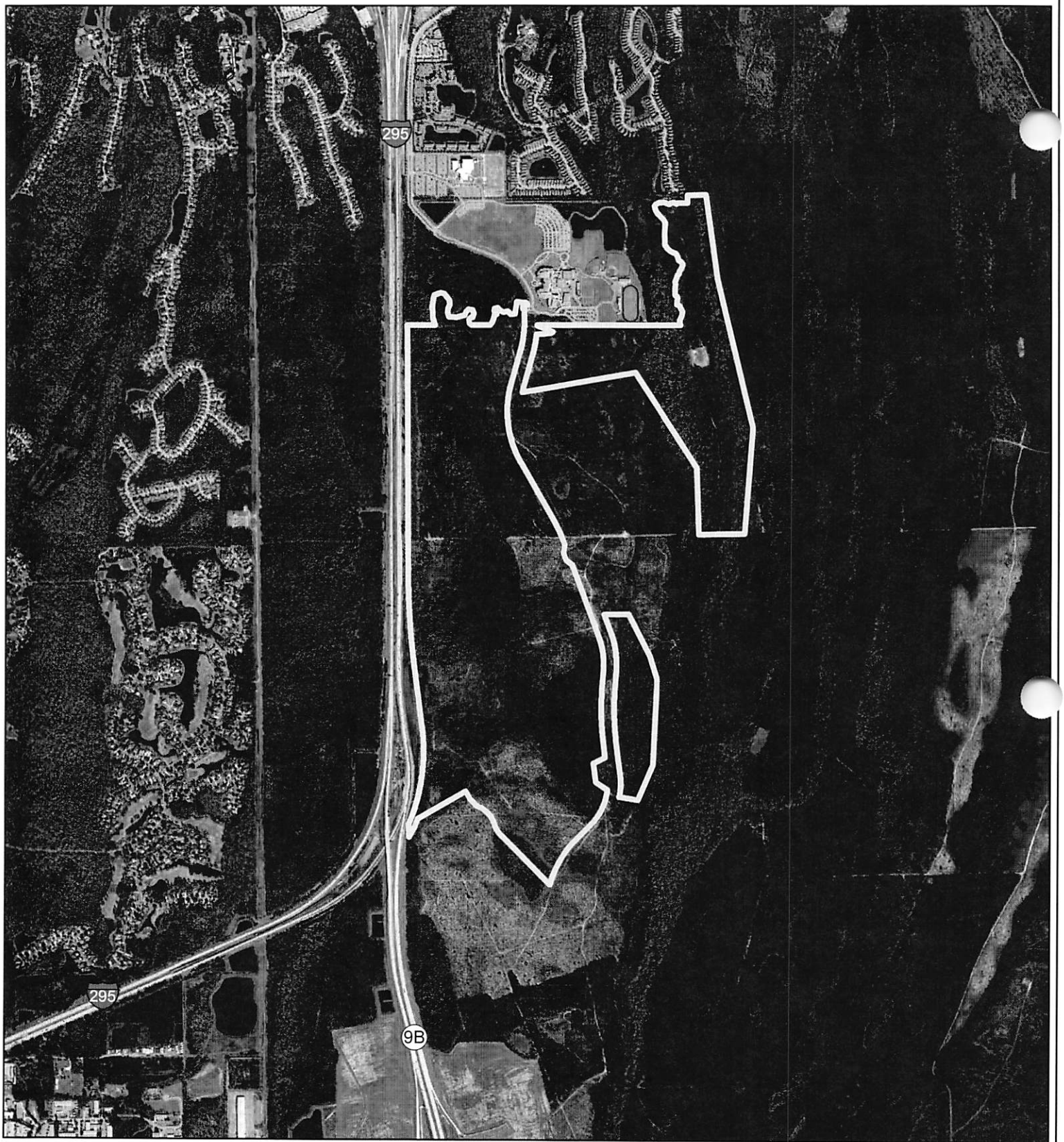
- LEGEND**
- COMMUNITY IDENTIFICATION MONUMENT SIGNS
 - APPROXIMATE WETLAND AND CONSERVATION AREAS (ACTUAL LOCATION TO BE DETERMINED BY ACCESS/STANDARD)
 - SINGLE FAMILY TOWNHOMES
 - SINGLE FAMILY TOWNHOMES
 - POTENTIAL ACCESS
- NOTES:**
- LOCATION AND DESIGN OF THE PROPOSED ROADS, ANY TRAFFIC CIRCLES, INTERSECTIONS AND ACCESS POINTS AS SHOWN ON THE PUD SITE PLANS CONCEPTUAL PLAN SHALL BE SUBJECT TO THE FINAL DESIGN AND CONSTRUCTION PRIOR TO DEVELOPMENT DUE TO ENVIRONMENTAL, ENGINEERING AND MARKET CONDITIONS.
- PREPARED BY: ETM, INC.

EXHIBIT F

LAND USE TABLE

Total Gross Acreage	626.3 +/- acres	100 %
Amount of Each Different Land Use		
Single Family Residential	154 +/- acres	25%
Single/Multi-Family Residential	101 +/- acres	16%
Number of Single Family Dwelling Units	Up to 1,200 DU	NA
Number of Multi Family Dwelling Units	Up to 1,180 DU	NA
Total Amount of Active Recreation	15 +/- acres	NA
Total Amount of Passive Open Space	331 +/- acres	53%
Right of Way	40 +/- acres	6%
Maximum Coverage by Buildings & Structures		65%

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description Exhibit D. The maximum coverage by buildings and structures is subject to PUD Written Description Exhibit D.



Jacksonville

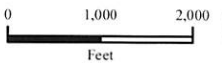
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri

E-Town
Residential PUD

Aerial

Source: ETM, Duval County

SUBJECT
PROPERTY



ETM England-Thimys & Miller, Inc.
VISION • EXPERIENCE • RESULTS
14775 Old St. Augustine Road Jacksonville, FL 32258
904-642-6590 • Fax: 904-646-9485 • www.etmnc.com

ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, FL 32256

Phone 904-470-2200 * Fax 904-470-2112

www.environmentalservicesinc.com

8 February 2018

U. S. Fish & Wildlife Service
North Florida Ecological Services Office
7915 Baymeadows Way, Suite 200
Jacksonville, Florida 32256-7517



FWS Log No 18-I-0327

The Service concurs with your effect determination(s) for resources protected by the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.). This finding fulfills the requirements of the Act.

**RE: E-Town Property
Duval County, Florida**

Jay B. Herrington
for Jay B. Herrington
Field Supervisor

3/22/18
Date

Dear Project Manager:

Pursuant to the requirements of the Federal Emergency Management Agency (FEMA) for a Conditional Letter of Map Revision (CLOMR), Environmental Services, Inc. (ESI) herein provides documentation for the E-Town property. Based on the information provided, ESI requests confirmation from U.S. Fish and Wildlife Service (FWS) that the project will not result in "take" of federally listed species. It is ESI's opinion that a "take" (harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in any such conduct) has no potential to occur to the other federally protected threatened or endangered wildlife species present within these counties as a result of the project, and the project is "not likely to adversely affect," any federally protected threatened or endangered wildlife species. We herein request concurrence of this from FWS.

The subject property comprises parcels located west of and east of State Road 9B, adjacent to the intersection of State Road 9B and Interstate 295 East Beltway in Duval County, Florida. More specifically, the site is located within sections 32 and 33, Township 3 South, Range 28 East; and sections 4, 5, 8, 9, and 17, Township 4 South, Range 28 East.

E-Town is a 1,619-acre parcel proposed as a mixed-use development. Construction of the project would impact jurisdictional wetlands regulated by the U.S. Army Corps of Engineers (ACOE). ACOE has approved development of this land as four separate parcels, verified under the Nationwide Permit (SAJ-2017-00222) program, the Standard Permit (SAJ-2012-00511) program, and through No Permit Required coordination (SAJ-2012-00511). Prior to the issuance of the ACOE permits, the parcels were subject to comprehensive reviews associated with a formal jurisdictional wetland determination, wildlife surveys required by the City of Jacksonville, and gopher tortoise surveys required by Florida Fish and Wildlife Conservation Commission (FWC) as part of a Conservation permit.

Existing Conditions

The property has several generalized vegetative communities or land uses, as defined by the Florida Land Use, Cover and Forms Classification System, characterize the project area. These communities are described below.

Pine Flatwoods (FLUCFCS 411). The canopy of the Pine Flatwoods community is primarily longleaf pine (*Pinus palustris*) along with a smaller component of slash pine (*P. elliotii*). A sparse subcanopy of water oak (*Quercus nigra*) and live oak (*Q. virginiana*) is also present throughout. The understory is composed of a mix of saw palmetto (*Serenoa repens*), bitter gallberry (*Ilex glabra*), wax myrtle (*Myrica cerifera*), and fetterbush (*Lyonia lucida*).

Live Oak (FLUCFCS 427). The canopy within the Live Oak community is dominated by mature live oak, with a minor component of longleaf pine, slash pine, and water oak. The understory and groundcover strata are a mix of saw palmetto, sparkleberry (*Vaccinium arboreum*), bracken fern (*Pteridium aquilinum*), and bitter gallberry.

Coniferous Plantations (FLUCFCS 441). Much of the uplands on-site can be classified as Coniferous Plantations. The project site is currently part of an on-going silvicultural operation in which recent harvesting has occurred. As such, much of the uplands, particularly in the more mesic portions planted with slash pine, are currently in a highly disturbed state with recent bedding and planting occurring. Fewer disturbances have occurred in the more xeric portions of the on-site uplands, which are planted with sand pine (*P. clausa*) at high densities. The understory and groundcover strata in these areas are a mix of saw palmetto, wiregrass (*Aristida sp.*), bracken fern, reindeer moss (*Cladonia sp.*) and broom sedge (*Andropogon virginicus*).

Ditches (FLUCFCS 510). Two upland-cut ditches can be found on-site. These ditches assist in draining the site in order to continue the on-going silvicultural operations on-site.

Stream and Lake Swamps (FLUCFCS 615). The Stream and Lake Swamps community is located along the eastern boundary of the project site. The canopy within this community is a mix of black gum (*Nyssa sylvatica var. biflora*), sweetgum (*Liquidambar styraciflua*), bald cypress (*Taxodium distichum*), slash pine, sweet bay (*Magnolia virginiana*), American elm (*Ulmus americana*), and pop ash (*Fraxinus caroliniana*). The understory and groundcover are a mix of saw palmetto, bitter gallberry, sweet gallberry (*I. coriacea*), pipestem (*Agarista populifolia*), highbush blueberry (*V. corymbosum*), blackberry (*Rubus sp.*), and fetterbush.

Cypress (FLUCFCS 621). Multiple cypress domes are located throughout the property. The canopy is primarily bald cypress along with a minor component of loblolly-bay (*Gordonia lasianthus*). The understory is dominated by a mix of fetterbush and broom sedge (*A. glomeratus*).

ENVIRONMENTAL SERVICES, INC.

Wetland Forested Mixed (FLUCFCS 630). Portions of the project site can be classified as a wetland forested mixed community, where an even mix of pine and hardwood species comprise the canopy. The primary pine species in the canopy is slash pine, while the hardwood component of the canopy is a mix of loblolly-bay, sweet bay, sweetgum, and swamp bay (*Persea palustris*). The understory is primarily composed of a mix of saw palmetto and fetterbush.

Protected Species

As part of the environmental due diligence and permitting process, comprehensive vegetation and wildlife surveys have been conducted on the overall property, beginning in 2011 to the present time. Biologists with ESI surveyed the property by walking the property and inspecting all vegetative community types for any signs of wildlife. During the past several years, numerous site visits and surveys have occurred, and the greatest emphasis was placed on those community types that may provide appropriate habitat for listed wildlife species. The project also sought and obtained a Standard wetland impact permit from ACOE, and this permit review process included a review by FWS and National Marine Fisheries Service (NMFS) for potential impacts to federally protected species or resources. No federally protected species have been observed on the subject parcel. One state-protected species, the gopher tortoise (*Gopherus polyphemus*), has been found to occur on the site. Gopher tortoise conservation permit numbers GTC-10-000214 and GTC-17-00244 have been issued by Florida Fish and Wildlife Conservation Commission (FWC) for the relocation of gopher tortoises from the property.

Below is a table indicating the federally listed species with potential to occur in Duval County and the potential for each to occur on the subject parcel.

Table 1: Duval County Endangered and Threatened Species, 2018 (Source: U.S. Fish and Wildlife Service)

Category	Species Common Name	Scientific Name	Federal Status (Code)	Habitat Description	Habitat Present?	Observed On-Site?
Mammals	West Indian Manatee	<i>Trichechus manatus latirostris</i>	E/CH	Coastal waters, bays, and rivers	No	No
Birds	Piping plover	<i>Charadrius melodus</i>	T	Beaches and mudflats along coast	No	No
	Red-cockaded woodpecker	<i>Picoides borealis</i>	E	Open, mature longleaf pine woodlands	No	No
	Wood stork	<i>Mycteria americana</i>	E	Freshwater and estuarine wetlands, freshwater marshes, tidal creeks	Potential	No
Fish	Shortnose Sturgeon	<i>Acipenser brevirostrum</i>	E	Large rivers and brackish habitats	No	No

ENVIRONMENTAL SERVICES, INC.

Reptiles	Gopher Tortoise	<i>Gopherus polyphemus</i>	C	Dry upland habitats; also disturbed habitats such as pastures, oldfields, and road shoulders	Yes	Yes
	Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	T	Primarily scrub sandhill communities, also found in wetlands	Potential	No
	Green Sea Turtle	<i>Chelonia mydas</i>	E	Marine waters, nests on sand beaches	No	No
	Hawksbill sea turtle	<i>Eretmochelys imbricata</i>	E	Marine waters, nests on sand beaches	No	No
	Leatherback sea turtle	<i>Dermochelys coriacea</i>	E	Marine waters, nests on sand beaches	No	No
	Kemp's Ridley Sea Turtle	<i>Lepidochelys kempii</i>	E	Marine waters, nests on sand beaches	No	No
	Loggerhead sea turtle	<i>Caretta caretta</i>	T	Marine waters, nests on sand beaches	No	No
Amphibians	Striped Newt	<i>Notopthalmus perstriatus</i>	C	Xeric upland communities	No	No
	Frosted salamander	<i>Ambystoma cingulatum</i>	T	Pine flatwoods communities with wiregrass and scattered wetlands with cypress or gum	No	No
Mollusks	None					N/A
Crustaceans	None					N/A
Plants	None					N/A
Source: http://www.fws.gov/northflorida/CountyList/Duval.htm						
Code Key: E= Endangered, T = Threatened, CH = Critical Habitat Designated, C= Candidate						

Although no federally listed species have been observed on the subject parcel, below is a summary of the federally listed species that have the potential to occur in this area.

West Indian Manatee (*Trichechus manatus*). The West Indian manatee is large marine mammal found in marine, estuarine, and riverine habitats along the Atlantic and Gulf coasts of Florida. No marine, estuarine, or riverine habitat occurs in the project area or in the vicinity of the project, and no manatees occur in the project area. The project area is located approximately six miles from the nearest potentially suitable habitat for West Indian manatee.

Piping Plover (*Charadrius melodus*). The piping plover occurs on open, sandy beaches and on tidal mudflats along the coast. Piping plover does not occur in the project area or the vicinity of the project. The project does not contain any beach or mudflat habitat and is located approximately 8 miles from the Atlantic Ocean.

Wood Stork (*Mycteria americana*). FWS has not designated critical habitat for the wood stork but does designate Core Foraging Areas (CFA) for the species. In North Florida, the CFA includes any suitable foraging habitat within a 13-mile radius of a colony. Based on published colony maps, the project site is within the CFA of one known rookery, which is located approximately 3 miles to the northeast.

Suitable foraging habitat is described as a wetland or open water areas that are relatively shallow, calm and uncluttered by dense thickets of aquatic vegetation and has a water depth of between two and fifteen feet. There is no marsh habitat located within the project boundaries and the only open water is a man-made pond located within the southern portion of the property. No known rookeries occur on-site or in the immediate surrounding areas, and no wood storks were observed on the property.

Based on the Wood Stork Effect Determination Key, projects that impact greater than 0.5 acre of suitable foraging habitat and are located within a CFA need to provide an equivalent amount of foraging habitat in order to avoid adversely affecting the species. Overall, development of the project will result in the creation of 1.77 acres of wetlands, enhancement of 35.67 acres of wetlands, and preservation of 471 acres of on-site wetlands, as well as the construction of multiple stormwater management ponds. ACOE has approved development of this land as four separate parcels, verified under the Nationwide Permit (SAJ-2017-00222) program, the Standard Permit (SAJ-2012-00511) program, and through No Permit Required coordination (SAJ-2012-00511). Through the Standard Permit, ACOE determined, and FWS concurred, that the project may affect but was not likely to adversely affect, the wood stork. Suitable foraging habitat will remain available for the wood stork to utilize, and the proposed project will not affect the wood stork.

Red-cockaded Woodpecker (*Picoides borealis*). The red-cockaded woodpecker is federally listed as an endangered species. This species nests in cavities of mature, living pine trees and typically is found in areas with an open understory and fire-maintained groundcover vegetation. As the parcel is not fire maintained, and it is subject to silvicultural management activities, appropriate habitat for red-cockaded woodpeckers does not occur. No red-cockaded woodpeckers or cavity trees have been observed.

Shortnose Sturgeon (*Acipenser brevirostrum*). The shortnose sturgeon is federally listed as an endangered species. This species typically occurs in the lower portions of large rivers and brackish habitats along the Atlantic coast. As there are no rivers or brackish habitats in the project area or the project vicinity, the shortnose sturgeon does not occur on-site and will not be affected by the project. The nearest river or brackish habitat is located approximately 6 miles from the project area.

Hawksbill Sea Turtle (*Eremochelys imbricata*), Leatherback Sea Turtle (*Dermochelys coriacea*), Green Sea Turtle (*Chelonia mydas*), Kemp's Ridley Sea Turtle (*Lepidochelys kempii*), and Loggerhead Sea Turtle (*Caretta caretta*). The hawksbill, leatherback, green, Kemp's Ridley, and loggerhead sea turtles are marine turtles that utilize beaches along the southeast United States Atlantic and Gulf coast for nesting. No marine or beach habitats occur in the project area or the vicinity of the project. The nearest marine/beach habitat is approximately 8.8 miles from the project area. No sea turtles occur in the project area.

Eastern Indigo Snake (*Drymarchon corais couperi*). The eastern indigo snake is federally listed as a threatened species, and it is a protected commensal species of the gopher tortoise and their burrows. Although no eastern indigo snakes were observed during our investigations, they do have the potential to occur. FWS typically recommends, and ACOE requires, that a snake protection/education plan be developed and implemented when a project may impact potential indigo snake habitat. This type of education plan consists of a pre-construction education session with the construction workers, displaying signs with information regarding indigo snakes and preparing a monitoring report that will be submitted to FWS after clearing has been completed. Per the ACOE permit requirement, an eastern indigo snake presentation will be given to the site crew prior to commencement of construction utilizing the standard FWS indigo snake protection plan protocol. As part of the environmental review of the proposed development plans for a portion of the overall property, ACOE made a "may affect, not likely to adversely affect" determination for the eastern indigo snake, and FWS concurred. Based on this, the fact that large areas of land on this property will be preserved, and that large tracts of land on the adjacent property to the east still remain undisturbed, the project should not affect the eastern indigo snake.

Striped Newt (*Notophthalmus perstriatus*). The striped newt is a candidate species for the federal government and is currently not afforded protection at the federal level. The species is typically found in sandhill communities but can also be found in scrub and pine flatwoods communities. Fire, undisturbed soil, and vegetative groundcover are important habitat components for the species. Based on the lack of appropriate community type on-site and areas of habitat disturbance on-site due to silviculture, it is unlikely that the species is utilizing the property. At no point during the site investigation were any striped newts noted.

Frosted Salamander (*Ambystoma cingulatum*). The frosted salamander is federally listed as a threatened species. The species is typically found in fire-maintained pine flatwoods communities with wiregrass groundcover and scattered wetlands. Based on the lack of appropriate fire-maintained community type on-site, as well as the significant habitat disturbance on-site from ongoing silviculture, it is unlikely that the species is utilizing the property. At no point during the site investigation were any frosted salamanders noted.

Gopher Tortoise (*Gopherus polyphemus*). The gopher tortoise is a candidate species and is currently not afforded protection at the federal level. The gopher tortoise tends to inhabit well-drained sandy soil types.

ENVIRONMENTAL SERVICES, INC. .

Gopher tortoise surveys have been completed on the property, and conservation permits have been obtained to relocate the tortoises offsite. Conservation Permit GTC-10-000214 was issued by FWC in 2010 for a portion of the property. Conservation Permit GTC-17-00244 was issued in 2017 for another portion of the property. As a conservation permit to relocate the on-site gopher tortoises has been issued by the state, and no federal protection is currently allotted to the species, the development of the parcel will not have an adverse impact on the species.

Conclusions

Based on our assessment of the parcel, as well as previous reviews and approvals by permitting agencies, it is ESI's opinion that the project will not result in "take" of federally listed species. It is ESI's opinion that a "take" (harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in any such conduct) has no potential to occur to the other federally protected threatened or endangered wildlife species present in this county as a result of the project, and the project is "not likely to adversely affect," any federally protected threatened or endangered wildlife species. The one federally-listed species that could potentially occur in the area is the eastern indigo snake. While the eastern indigo snake has the potential to occur within the project boundaries, an eastern indigo snake educational program will be completed for the project. It is the opinion of ESI that the project should not result in adverse impacts to federally-listed species.

Should you have any questions or need additional information, please do not hesitate to contact Michelle Hendryx or me.

Sincerely yours,

ENVIRONMENTAL SERVICES, INC.



Patrick Pierce
Senior Manager

Attachments

- ACOE authorizations (5)
- FWC Conservation Permits (2)
- Figure 1

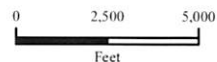


E-Town
Residential PUD

Location

Source: ETM, Duval County

SUBJECT
PROPERTY



ETM England-Thimms & Miller, Inc.
VISION • EXPERIENCE • RESULTS
14775 Old St. Augustine Road Jacksonville, FL 32258
904-642-8990 • Fax: 904-646-9485 • www.etm.nc.com