

Two-C PUD (11367 Panther Creek Parkway)

Written Description

July 24, 2015

This application is to rezone a 5.61 acre parcel on Panther Creek Parkway from RR-Acre to PUD to allow for single family residential development of up to 19 lots. The property is adjacent to Panther Creek Parkway off of Chaffee Road South between Falkland Road and Crystal Springs Road. Most of the property is surrounded by areas previously placed under a conservation easement.

The proposed zoning consists of single family residential uses and ancillary uses. It may or may not be gated. The proposed use is consistent with the predominant residential uses in the area.

1. Site Plan Summary

The proposed Site Plan is attached. Up to 19 single family lots would be developed around a central entrance road.

The Site Plan contains a development table as follows:

Use	Acreage	% of Total Lands	Max. Density
Single Family Residential	4.61	~82%	19 units, = .24 acres/unit
Active Open Space	n/a	n/a	n/a
Passive Open Space	0 (included in residential acreage)	0	n/a
Public and private rights-of-way	1.0 +/-	~18%	n/a
Maximum coverage of buildings and structures at ground level	n/a	50% of developed lots	n/a
Total	5.61	100%	n/a

2. Uses and Performance Standards

a. The following uses are allowed within the development areas of the project:

1. Single family dwellings.

2. Accessory uses subject to the performance standards and development criteria under Part 4, including accessory use criteria for height and setbacks of accessory structures under section 656.403. Notwithstanding anything in Part 4 to the contrary, heat pumps and similar HVAC equipment may be located in a required side or rear yard provided that such equipment is not less than three (3) feet from the property line. Screened enclosures shall not constitute "buildings" or "structures" for purposes of calculating maximum lot coverage.
 3. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code (Oct. 2014).
 4. Neighborhood parks, pocket parks, playgrounds or recreational structures, meeting the performance standards and development criteria set forth in Part 4.
 5. Home occupations meeting the performance standards and development criteria set forth in Part 4.
 6. Home sales and marketing activities customarily associated with the sales of new homes.
- b. Permissible uses by exception: none
- c. **Covenants and Restrictions.** All single family residential lots within this PUD shall be subject to reciprocal neighborhood covenants and restrictions governing the design and maintenance of homes, landscaping and fencing, including regulation by a homeowners association's architectural control committee.
- d. **Minimum lot requirements.** For residential dwellings, the minimum lot requirements are as follows:
- a. Minimum Width¹: 65 feet, except that the minimum lot frontage bordering a cul-de-sac shall have a minimum lot width of twenty feet.
 - b. Minimum Area: 7,000 square feet
 - c. Minimum Depth: 100 feet
 - d. Minimum Frontage: 20 feet

¹ Lot width or "width" used with reference to lots in this PUD is the horizontal distance between side lot lines measured at the building restriction line and parallel with the street right-of-way. The lots will be divided according to the site plan attached as Exhibit A hereto; due to the irregular shape of the lots, there will be large variation in the lot dimensions.

- e. Maximum lot coverage by all buildings and structures: 50 percent.
- f. Minimum yard requirements: The minimum yard requirements for residential dwellings are as follows:

Front: 20 feet, except 15 feet for unenclosed front porches
and side opening garages
Second Front Yard (if any): 10 feet
Side: 5 feet
Rear: 10 feet

- g. Maximum height of structures: 35 feet

- e. **Existing Uses.** The property consists of mostly cleared, undeveloped lands with a limestone/dirt driveway. The property is currently fenced off to prevent unauthorized ingress/egress. The property is an unused area that had been cleared and partially developed for the now defunct Panther Creek Golf Club, which permanently closed in 2010. Currently, there is no active use of the property.
- f. **Signage.** A non-illuminated project identification sign not exceeding 8 square feet in size face area and 4 feet in height located on lots 1, 19 or 18.

3. Other Required Information in PUD Written Description, § 656.341(c)(2)ii

A. Description of where PUD differs from usual application of Zoning Code. This PUD provides for a minimum yard requirements which differ from the standard application of any other conventional zoning districts. A requirement for reciprocal covenants and restrictions is also not available under conventional zoning districts.

B. Project Information.

Owner: Panther Creek Golf Club, Inc.
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Engineer: William E. (Ed) Tully III, Inc.
10625 Quail Ridge Dr.
Ponte Vedra, FL 32081

- C. Quantitative Data. See Site Plan Summary above.
- D. Approximate dates when construction of phases are to be initiated and completed. The timing of development is ultimately determined based on market demand; however, development of subdivision lots within the project is anticipated to occur in one phase, with engineering work to occur in 2015 and physical development in 2016 and 2017 (again, subject to market).
- E. Continued operation and maintenance of areas and functions not provided, operated or maintained by the City. Centralized electrical, water and wastewater utilities would be operated by JEA or its successor(s). Any roads, stormwater management areas, and/or recreation areas which are not dedicated or conveyed to the City would be operated and maintained by a property owners' association or community development district established for one or more areas of the PUD.

4. PUD Review Criteria, § 656.341(d)

- A. Consistency with Comprehensive Plan. The Future Land Use Map designation of the subject property is Low Density Residential.
- B. Consistency with the Concurrency Management System. All development within this project shall be subject to the concurrency and mobility management system.
- C. Allocation of Residential Land Use. The amount of residential uses is within the projected holding capacity in the background data and analysis contained in the Future Land Use Element.
- D. Internal Compatibility/Vehicular Access. The uses proposed within the Property are compatible with each other. Access to the Property is via Panther Creek Parkway.
- E. External Compatibility/Intensity of Development. The proposed project is consistent with the existing and planned uses of the surrounding properties, and will not have any avoidable or undue adverse impact on existing or planned surrounding uses. Each of the proposed uses are considered compatible under the Zoning Code. No other buffering from adjacent uses is required. Access is proposed to occur via Panther Creek Parkway off of Chaffee Road South.
- F. Impact on Wetlands. Any wetlands impacts will be permitted and mitigated in accordance with the requirements of the St. Johns River Water Management District and/or the U.S. Army Corps of Engineers, as applicable.
- G. Listed Species Regulations. Development of the project will comply with the Endangered Species Act and other laws concerning the protection of listed species.

H. Off-Street Parking & Loading Requirements. Parking shall be provided in accordance with Part 6 of the Zoning Code.

I. Sidewalks, Trails and Bikeways. Sidewalks will be provided in accordance with the requirements of the Comprehensive Plan.

J. Stormwater Retention. Stormwater treatment facilities will be designed and installed in accordance with the rules of the St. Johns River Water Management District.

K. Utilities. Utilities will be provided by JEA.

Other Information Requested by the Planning and Development Department: N/A

Existing Site Characteristics. The Property is generally flat, undeveloped land surrounded by an existing PUD containing single family home similar to those proposed herein.