

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2019-0368 TO**  
**PLANNED UNIT DEVELOPMENT**

**JUNE 20, 2019**

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 2019-0368 to Planned Unit Development.

***Location:*** 0, 4509, 4666, and portion of 4499 Cedar Point Road; between Gate Road and Clapboard Creek Drive

***Real Estate Number(s):*** 159827-0050; 159854-0020; 159854-0200; portion of 159829-0010

***Current Zoning District(s):*** Residential Rural-Acre (RR-Acre)  
Planned Unit Development 2017-0044-E (PUD2017-0044-E)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Low Density Residential (LDR)  
Rural Residential (RR)

***Planning District:*** North, District 6

***Applicant/Agent:*** Hipps Group Inc.  
Lara Hipps  
1650 Margaret Street #323  
Jacksonville, Florida 32204

**Owner(s):**

Vernon Brinson  
P.O. Box 1176  
Starke, Florida 32091

Jacob Shacter  
426 Orange Bluff Avenue  
Jacksonville, Florida 32211

Sustainable Jax LLC  
David Shacter  
426 Orange Bluff Avenue  
Jacksonville, Florida 32211

**Staff Recommendation:**

**APPROVE with CONDITION**

**GENERAL INFORMATION**

Application for Planned Unit Development 2019-368 seeks to rezone approximately 58.86 acres of land from RR-Acre and PUD 2017-044-E to PUD. The rezoning to PUD is being sought to add acreage to the original PUD 2017-044-E to allow for more homes, connection to Clapboard Creek for a public park, and a strip of land along Cedar Point Road to allow for a sign on the corner of Gate Road and Cedar Point Road. The rezoning of the parcels covered under PUD 2017-044-E combined with the other parcels brings it all under one PUD and addresses the conditions from that PUD in the written description for the proposed PUD.

The current PUD, 2017-044-E, allows for a 102 single-family subdivision comprised of tradition neighborhood single-family lots and suburban single-family lots. The site design and proposed lot sizes were approved by City Council for this PUD on March 14, 2017.

PUD 2017-044-E is referred to in the written description as “Unit 1” and the added 24.15 acres to the south is referred to as “Unit 2” in the Written Description.

**PUD Ord. 2017-044-E was approved with the following condition:**

(a) Provide left and right turn lane warrant analysis for the entrance at Cedar Point Road. Cule-de-sacs with islands shall be designed such that SU-30 designs vehicles can negotiate them. The roundabout shall be designed with FHWA Single Lane Roundabout Standards. Since this is within 2 miles of an elementary school, all the children in this subdivision will be within walking distance. Provide sidewalk along the frontage on Cedar Point Road and connect this sidewalk to the existing sidewalk by Cedarbrook View Drive.

**The Planning & Development Department has reviewed the condition of the enacted ordinance and forwards the following comments:**

The first sentence regarding the right turn lane, second sentence regarding the cul-du-sac design, and third sentence regarding a roundabout is addressed verbatim on page 5 of the Written Description (Exhibit D), Section B. 2. d.

The last sentence of condition (a) is also addressed on p. 5 under Section B. 3. a. & b. The City of Jacksonville has a grant in place to pay for the sidewalks along Cedar Point road currently.

### **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.

#### ***(A) 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 LDR and RR functional land use category 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. Single-family homes are allowed in LDR and RR-Acre. Unit 1 property is LDR and the density allowed is 7 units to the acre when full urban services are available. Unit 2 property is RR-Acre. The maximum density in the rural Area is two units to the acre when both centralized potable water and wastewater are available to the site. The maximum density shall be one unit to the acre when served with on-site potable water and wastewater. The proposed density is 37 units on the parcel. The proposed PUD would allow for a total of 139 single family dwellings, 102 in Unit 1 and 37 in Unit 2. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

#### ***(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. 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:

#### **Future Land Use Element:**

##### **Policy 1.1.12**

Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

The proposed PUD takes into consideration the surrounding area and the environmental uniqueness of the properties. The PUD proposes to mix TND and suburban site design to incorporate different lot designs, configuration, and sizes. The subdivision will create a multi-use path to allow, for not only residents of the subdivision but of the greater Northside area, a chance to utilize the Clapboard Creek as a canoe and kayak launch for the community.

**Policy 1.2.9**

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

The applicant submitted a JEA letter dated 5-11-2015, stating there are water and sewer lines along the Cedar Point Rd ROW.

**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.

There will be a combined total of 27.82 acres of land dedicated as Passive Open Space and Active Recreation. This acreage includes the proposed kayak and canoe launch located at the southern end of the property along Clapboard Creek. This launch will be open to the public.

**Policy 7.4.8**

The City shall promote, in instances where a proposed project is located within the CHHA, the clustering of uses. Such clustering will be used to limit the acreage within the CHHA that will be affected by the proposed development, and will serve to limit the amount of infrastructure provided within the CHHA. To demonstrate compliance with the clustering concept identified in this policy, proposed site plans may be required to include conditions that restrict future development on any other portion of the site within the CHHA and /or place a conservation easement on any remaining wetlands within the CHHA not already proposed for impacts.

As indicated on the submitted site plan, housing development within Unit 2 will not be located within the area designated as part of the CHHA. That area is designated as part of the Waterfront park for the public and the residents of the subdivision. Trees in this area will also be kept for the beauty, aseptic and functionality.

***(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?***

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

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

***(1) Consistency with the 2030 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): LDR and RR. The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

***(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 City Development Number for Unit 1 is 9433.000: Bradley Pond, which reserves 102 single-family lots. The City Development Number for Unit 2 is 9433.001: Bradley Pond Phase 2, which reserves 37 single-family lots.

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize lands for the development of 139 single family lots. 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. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: There will be a combined total of 27.82 acres of land dedicated as Passive Open Space and Active Recreation. The proposed development takes the location of

Clapboard Creek into great consideration as an integral part of the community. The project developer is developing a ten feet wide multi-use path running from Cedar Point Road to the creek for not only the use of the community but for the people of Jacksonville. At the creek there is a proposed kayak and canoe launch for public use.

- The treatment of pedestrian ways: The Developer, in lieu of not having to build the sidewalks along Cedar Point Road, will instead construct a publicly accessible 10' wide paved multiuse trail thru the Bradley Pond development along a north/south axis connecting the sidewalk along Cedar Point Road (the sidewalk to be built by the city) to Clapboard Creek. This multiuse trail will be maintained by the Bradley Pond HOA.
- The use of topography, physical environment and other natural features: The developer will construct a publicly accessible kayak launch with adjoining parking lot on Clapboard Creek.
- Traffic and pedestrian circulation patterns: Pedestrian access shall be provided by sidewalks installed as per the alternate pedestrian system shown on the Site Plan which includes a 5' sidewalk on both sides of most streets and meandering sidewalks and paths throughout the recreation and open space areas. The Developer, in lieu of not having to build the sidewalks along Cedar Point Road, will instead construct a publicly accessible 10' wide paved multiuse trail thru the Bradley Pond development along a north/south axis connecting the sidewalk along Cedar Point Road (the sidewalk to be built by the city) to Clapboard Creek. A left and right turn lane warrant analysis shall be provided for the entrance at Cedar Point Rd. Cul-de-sacs with islands shall be designed such that SU-30 design vehicles can negotiate them. The roundabout shall be designed to FHWA Single Lane Roundabout Standards. Within the Property, internal access shall be provided to each home and the common areas via the streets as shown on the Site Plan which shall meet the standards required by the Code of Subdivision Regulations.
- The use and variety of building groupings: The development will comprise of a mix of TND and suburban single family lots.

#### ***(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:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: A twenty foot (20") buffer will be provided along Cedar Point Road in accordance with the City of Jacksonville Zoning Code. In addition, a twenty foot (20") buffer will be provided along Gate Road, the buffer will be extended to the southeast corner of the property and a six (6') foot, 85% opaque fence will be installed on the eastern boundary of this twenty foot (20") buffer. Finally, a six (6') foot, 85% opaque fence will be located along the eastern boundary as shown by the Site Plan. In Unit 1, only one (1) story homes shall be allowed to be constructed in Parcel A on lots adjacent to the required

twenty foot (20”) buffer. In Unit 2, only one (1) story homes shall be allowed to be constructed on lots 33-37. These lots shall be deed restricted

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

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	RR	RR-Acre	Single Family Dwellings
<b>South</b>	AGR-IV/RR	AGR/RR-Acre	Clapboard Creek
<b>East</b>	RR	RR-Acre	Single Family Dwellings
<b>West</b>	RR	RR-Acre	Single Family Dwellings and Clapboard Creek

#### ***(6) Intensity of Development***

The proposed development is consistent with the LDR and RR functional land use category. The PUD is appropriate at this location because The maximum density in the rural Area is 2 units to the acre when both centralized potable water and wastewater are available to the site. The maximum density shall be one unit to the acre when served with on –site potable water and wastewater. The proposed development also takes into consideration the need for a mix of housing options in an area that has an environmental unique setting. The developer proposes to enrich the area by providing public access to the Clapboard Creek and adding an amenity to the public while providing added housing to the area.

- 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: Options of lot sizes in will vary in the subdivision as well as site design. The develop of the houses are placed as to stay out of the CHHA and to allow for the preservation of as many trees as possible especially around the creek.
- The existing residential density and intensity of use of surrounding lands: Immediately surrounding areas are not as dense as the proposed property however, in the area there are several subdivisions, which are as dense or more dense than the proposed PUD. These subdivisions include; Cedarbrook, Cedar Glen, Autumn Point, Villages of Northwoods, and Tidewater.
- The availability and location of utility services and public facilities and services: JEA will be provided to the site for water and sewer.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2017/18)	% OCCUPIED	4 YEAR PROJECTION
New Berlin ES #150	7	6	1,296	1,179	91%	101%
Oceanway MS #62	1	3	1,009	949	95%	99%
First Coast HS #265	7	4	2,212	2,098	95%	101%

- **Does not include ESE & room exclusions**
- **Analysis based on maximum 37 dwelling units for Unit 2 – 2019-0368**
- The amount and size of open spaces, plazas, common areas and recreation areas: There will be a combined total of 27.82 acres of land dedicated as Passive Open Space and Active Recreation. Including a public with a kayak launch and public parking.

***(7) Usable open spaces plazas, recreation areas.***

The project will be developed with the required amount of open space and recreation area, a combined total of 27.82 acres of land.

***(8) Impact on wetlands***

The Property will be developed in accordance with the permit requirements of the local, state and federal agencies with jurisdiction.

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted in the memo dated June 6, 2019 from the Community Planning Division of the Planning & Development Department, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

***(9) Listed species regulations***

No animals and wildlife were found or determined to be threatened by the proposed development in the provided wildlife survey.

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

The site will be developed in accordance with Part 6 of the Zoning Code. On street, parallel parking will be allowed and encouraged for streets adjacent to TND lots.

Traffic Engineering notes that all roads are to be 24' wide from edge of pavement to edge of pavement, as required by new legislation.



***(11) Sidewalks, trails, and bikeways***

Pedestrian access shall be provided by sidewalks installed as per the alternate pedestrian system shown on the Site Plan which includes a 5' sidewalk on both sides of most streets and meandering sidewalks and paths throughout the recreation and open space areas. The Developer, in lieu of not having to build the sidewalks along Cedar Point Road, will instead construct a publicly accessible 10' wide paved multiuse trail thru the Bradley Pond development along a north/south axis connecting the sidewalk along Cedar Point Road (the sidewalk to be built by the city) to Clapboard Creek. A left and right turn lane warrant analysis shall be provided for the entrance at Cedar Point Rd. Cul-de-sacs with islands shall be designed such that SU-30 design vehicles can negotiate them. The roundabout shall be designed to FHWA Single Lane Roundabout Standards. Within the Property, internal access shall be provided to each home and the common areas via the streets as shown on the Site Plan which shall meet the standards required by the Code of Subdivision Regulations.

**SUPPLEMENTAL INFORMATION**

The applicant provide proof on **May 29, 2019** of the required Notice of Public Hearing sign being posted on the subject properties.





**Subject Property**

*Source: Owner, David Shacter*

*Date: 05/29/2019*

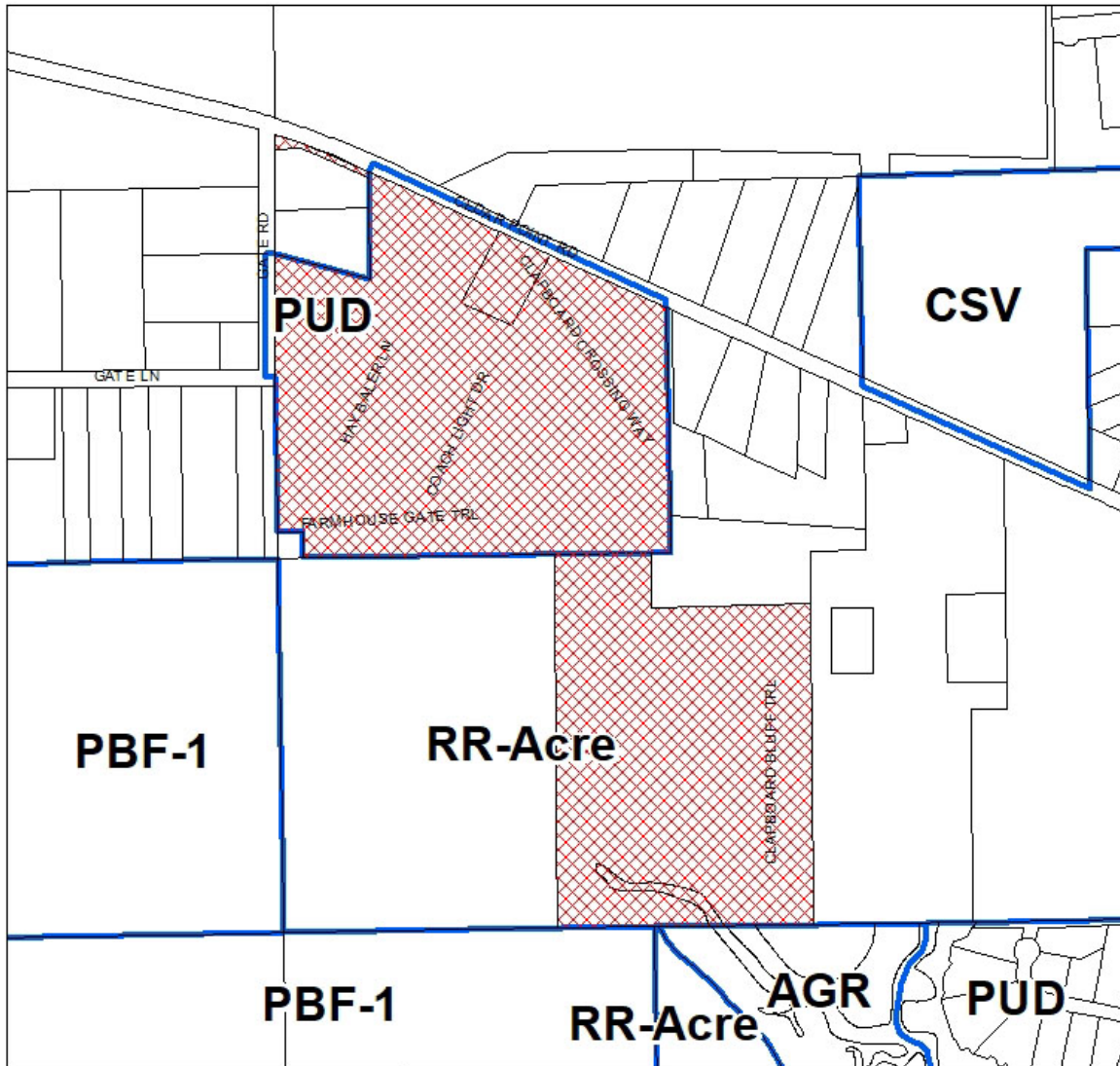
### **RECOMMENDATION**

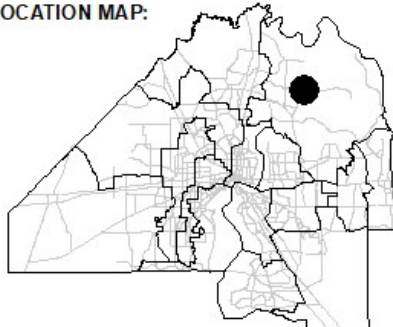

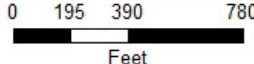
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2019-368** be **APPROVED with the following exhibits:**

1. The original legal description dated May 9, 2019
2. The revised written description dated June 13, 2019
3. The original site plan dated March 2019

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2019-368** be **APPROVED with the following Condition:**

1. Subject to the Transportation Memo dated June 6, 2019 or as otherwise approved by the Chief of Transportation Planning Division.



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE &amp; PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	  <p>COUNCIL DISTRICT:</p> <p>2</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2019-0368</p>	<p>TRACKING NUMBER</p> <p>T-2019-2315</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>



## Planning and Development Department

Ed Ball Building  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

### MEMORANDUM

**TO:** Connie Patterson, City Planner II  
**FROM:** Jody McDaniel, City Planner III  
Community Planning Division  
**RE:** 2019-368  
**DATE:** June 6, 2019

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*The following review is based on the information provided by the Current Planning Division staff*

#### Description of Proposed Rezoning Application

Current Land Use: LDR and RR Acre      LU Companion Application: N/A  
Current Zoning: RR-Acre and PUD      Proposed Zoning: PUD      Acres: 58.86  
Land Development Area: Rural Area

#### Comprehensive Land Use Policy Analysis

**Is the proposed rezoning district consistent with the functional land use category identified in the 2030 Comprehensive Plan?**

YES

NO

#### **ZONING REQUEST:**

The request is to revise an existing PUD to add signage, trails and sidewalks, and add an additional parcel to add 37 new units (Unit 2 development phase)

#### **LAND USE CATEGORY CONSISTENCY REIEW:**

Single-family homes are allowed in LDR and RR-Acre. Unit 1 property is LDR and the density allowed is 7 units to the acre when full urban services are available. Unit 2 property is RR-Acre. The maximum density in the rural Area is

2 units to the acre when both centralized potable water and wastewater are available to the site. The maximum density shall be 1 unit to the acre when served with on-site potable water and wastewater. The proposed density is 37 units on the parcel. The applicant submitted a JEA letter dated 5-11-2015, stating there are water and sewer lines along the Cedar Point Rd ROW.

**To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2030 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.**

### **Future Land Use Element**

#### Policy 1.1.12

Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

#### Policy 1.1.22

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

#### Policy 1.2.9

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

#### Policy 1.5.3

Protect potable water well fields, areas of moderate to high aquifer recharge, known habitat areas of rare, endangered, or threatened species, and other significant natural resources through Land Development Regulations enacted which limit activities having the potential to contaminate soil, ground or surface waters, or otherwise destroy these sensitive areas, consistent with the provisions of the Conservation/Coastal Management Element.

#### Policy 1.5.14

In accordance with the Conservation and Coastal Management Element, the City shall encourage environmentally sensitive areas to be placed in a Conservation land use category, Conservation zoning district, and/or conservation easement.

#### 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 2.2.4

A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation. The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.

**The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:**

### **Coastal High Hazard Area (CHHA) / Adaptation Action Area (AAA)**

Approximately 2.02 acres of the subject site is located within a Coastal High Hazard Area (CHHA) and Adaptation Action Area (AAA), as defined by Sections 163.3178(2)(h) and 163.3164(1), Florida Statutes. The map in Attachment D shows the portion of the property within the CHHA/AAA. The amendment request for the subject site is to change the land use designation from CGC to CSV. No development is proposed on the portion of the subject site that is located within the CHHA/AAA.

### Conservation/Coastal Management Element

#### Policy 7.2.3

In the event that the Chief of Emergency Preparedness determines that the shortage of shelter space requires mitigation, then policies 7.2.5, 7.2.6 and 7.2.7 shall apply.

#### Policy 7.2.5

The City shall require that all new development located in the Coastal High Hazard Area in land use categories that permit residential density greater than Low Density Residential shall contribute to the cost of emergency shelter space in existing school sites.

#### Policy 7.2.6

For purposes of determining an owner's assessment for the cost of emergency shelter space in new and existing school sites and community centers, the City shall use a quantitative formula where:

- A equals the total number of residential units proposed;
  - B equals number of persons per household; and
  - C equals average cost to retrofit one shelter space;
  - D owners assessment
- $A \times B \times C = D$  Owner's Assessment

#### Policy 7.2.7

The City shall use the most recent U.S. Census data related to average household size, population in households and households. In calculating the assessment owed, the City shall use the full unit count of the proposed development, the county-wide average household size from the U. S. Census, and the average shelter retrofit cost as provided by the City's Emergency Preparedness Division in consultation with the Duval County School District Facilities Services Division. The City shall not allow a reduction of the shelter space required based on assumptions of smaller household sizes than the county-wide census data or reduced uses of public shelters for certain developments. These factors shall be updated as warranted by the City to ensure accuracy of costs and population factors. The City will continue to enforce building standards and requirements to minimize structural damage to property in hazardous coastal areas. Future City expenditures for infrastructure improvements will be limited to meeting the needs of existing residents and resource protection. Land use decisions will direct new development to areas outside of hazardous coastal areas.

#### Objective 7.4

Limit development density and intensity within the Coastal High Hazard Area (CHHA) and direct it outside of the CHHA, and mitigate the impact of natural hazards in the area.

#### Policy 7.4.8

The City shall promote, in instances where a proposed project is located within the CHHA, the clustering of uses. Such clustering will be used to limit the acreage within the CHHA that will be affected by the proposed development, and will serve to limit the amount of infrastructure provided within the CHHA. To demonstrate compliance with the clustering concept identified in this policy, proposed site plans may be required to include conditions that restrict future development on any other portion of the site within the CHHA and /or place a conservation easement on any remaining wetlands within the CHHA not already proposed for impacts.

#### Policy 11.5.1

The City of Jacksonville shall recognize the Coastal High Hazard Area (CHHA) identified in Map C-18 as also encompassing the Adaptation Action Area (AAA) for those low-lying coastal zones that may experience coastal flooding due to extreme high tides and storm surge and are vulnerable to the impacts of rising sea level. (§163.3177(6)(g)(10), F.S.) Land within the AAA is subject to potential high tide inundation under a horizon 2060 two foot sea level rise scenario.

#### Policy 11.5.2

The City shall consider the implications of the AAA when reviewing changes to the use, intensity and density of land lying within the AAA.

#### Policy 11.5.3

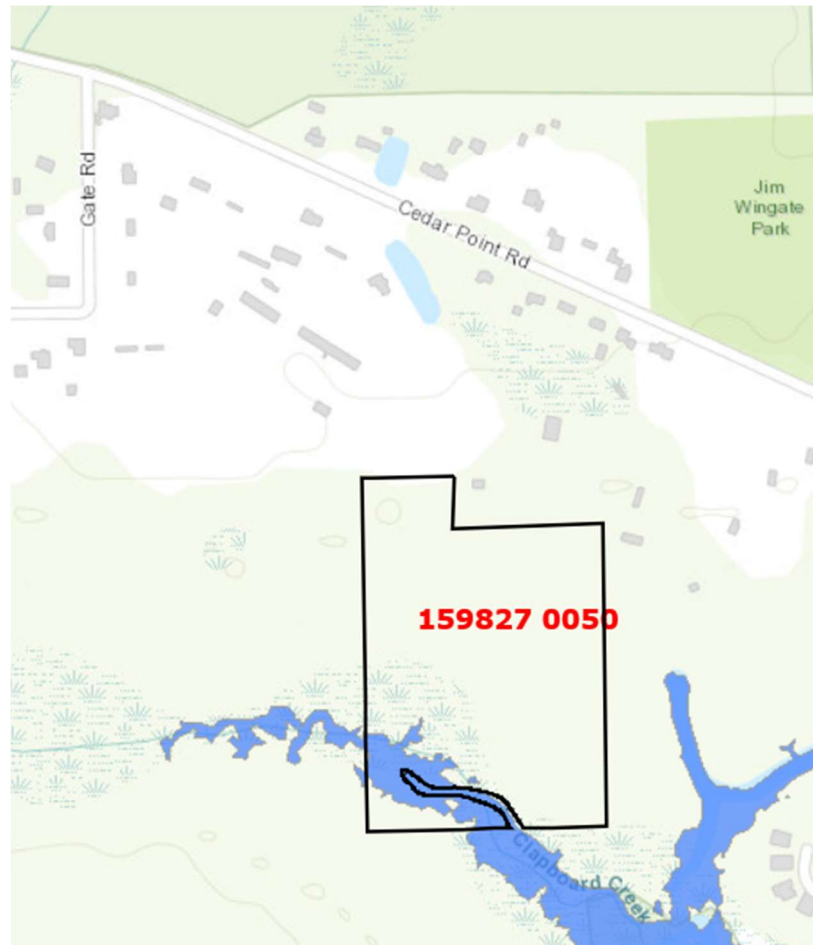
The City shall recognize existing regulations, programs and policies that overlap with the AAA and that are currently in place to limit public investment and address appropriate development and redevelopment practices related to flooding. These regulations, programs and policies include but are not limited to the floodplain management ordinance, CHHA policies, the Local Mitigation Strategy and the Post Disaster Redevelopment Plan and shall only be applied in cases where such regulation would otherwise apply to a development or redevelopment project.

## Future Land Use Element

### Policy 1.5.14

In accordance with the Conservation and Coastal Management Element, the City shall encourage environmentally sensitive areas to be placed in a conservation land use category, Conservation zoning district, and/or conservation easement.

### Coastal High Hazard Area (CHHA) / Adaptation Action Area (AAA) Map



### Flood Zones

Approximately 8.4 acres of the subject site is located within the 0.2 PCT Annual Chance Flood Hazard and the AE flood zones. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The 0.2 PCT Annual Chance Flood Hazard flood zone is defined as areas within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards. AE flood zone is defined as areas within the 100-year floodplain or SFHA where flood insurance is mandatory. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance



Conservation /Coastal Management Element (CCME)

Policy 1.4.4

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

Policy 2.7.1

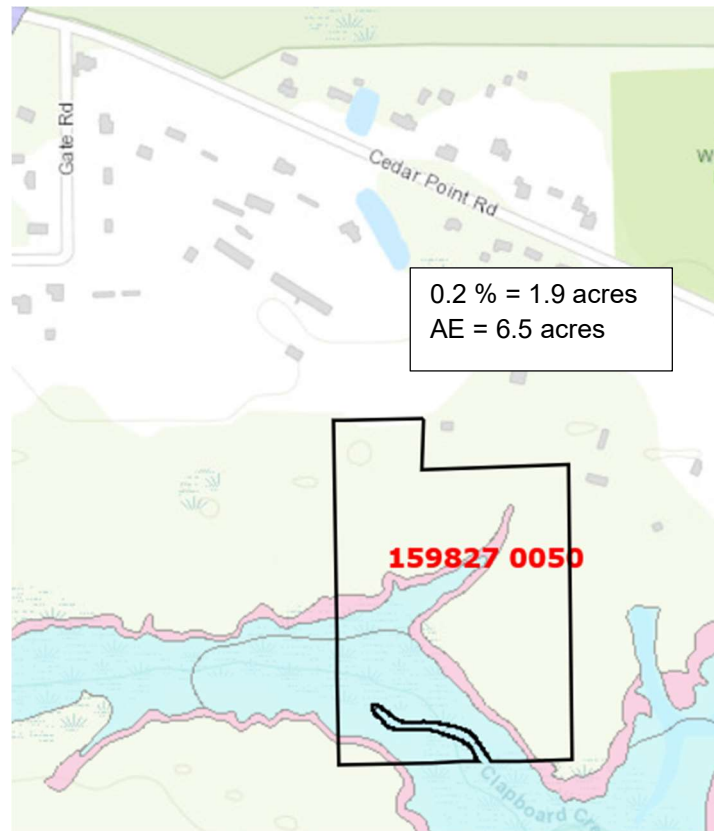
The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.

Policy 2.7.3

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

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

**Flood Zone Map**



**Wetlands**

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies

Wetlands Characteristics:

Approximate Size: 14.1 Acres

General Location(s): Parcel # 159827-0050 has wetlands mostly on the southwestern area of the parcel.

Quality/Functional Value: The wetland has a high functional value for water filtration attenuation and flood water capacity and has a direct impact on the City's waterways.

Soil Types/ Characteristics: Lynn Haven fine sand - gently sloping, poorly drained, sandy, generally found on flats and in steep areas of side slopes, formed in thick beds of sandy marine sediment. The wetland soils areas have water tables near or above the ground surface.

Maurepas Muck – nearly level, very poorly drained organic soils. They are located on flood plains that are influenced by tidal action. The soils are rapidly permeable.

Tisonia Mucky Peat – nearly level, very poorly drained organic soils. They are in tidal marshes. The soils are very slowly permeable. The high water table generally is at or near the surface and areas are flooded by tides.

Wetland Category: Category II

Environmental Resource Permit (ERP): Not provided by the applicant

Wetlands Impact: Site plan seems to avoid wetlands

Relevant Policies: Conservation / Coastal Management Element

Policy 4.1.3 The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

- (a) Encroachment  
In Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and
- (b) No net loss  
Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:
  - i. The habitat of fish, wildlife and threatened or endangered species,
  - ii. The abundance and diversity of fish, wildlife and threatened or endangered species,
  - iii. The food sources of fish and wildlife including those which are threatened or endangered,
  - iv. The water quality of the wetland, and
  - v. The flood storage and flood conveyance capabilities of the wetland; and
- (c) Floodplain protection  
Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal

Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

(d) Stormwater quality

In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:

i. Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and

ii. Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems

(e) Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and

(f) Hydrology The design of the fill shall include measures to maintain the wetlands hydrology of the site.

Policy 4.1.5

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

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

(a) Dredge and fill

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

(b) Vegetation

For Category I wetlands:

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

For Category II wetlands:

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

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

(a) Density/Dredge and fill

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

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

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

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

(b) Vegetation

For Category I wetlands:

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

For Category II wetlands:

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

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

(a) Vegetation

For Category I wetlands:

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

For Category II wetlands:

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

(b) Boat facilities siting and operation

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

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

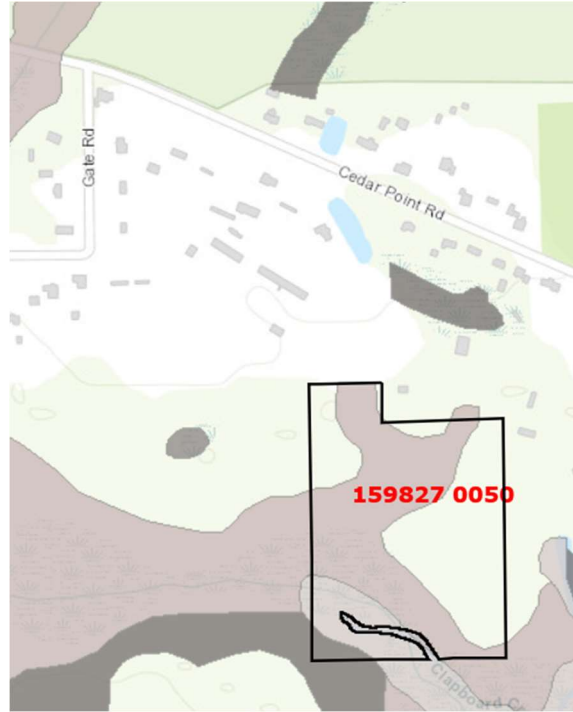
- (5) Any use which can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

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

Best Management Practices: Silviculture

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

## **Wetlands Map**



#### **Manatee Protection Plan Boat Facility Siting Zone**

The subject property is located within an area that falls within the jurisdiction of the Manatee Protection Plan Boat Facility Siting Zone. According to the Boat Facility Siting Zones of the Manatee Protection Plan, Clapboard Creek is an unacceptable zone and allows for construction of 1 boat slip per 100 linear feet of shoreline owned. Permits must be approved by the Florida Department of Environmental Protection and the St. Johns River Water Management District.

#### Conservation Coastal Management Element

##### Policies 10.1.1

The location of future boat facilities shall be consistent with the recommendations within the Future Land Use Element and the Recreation and Open Space Element of the 2030 Comprehensive Plan, as well as any Vision Plan, and any other special study or plan adopted by the City, such as the Boat Facilities Siting Plan located in the MPP.

PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

**DATE:** 06/05/2019

**TO:** Connie Patterson  
City Planner II

**FROM:** Soliman Peter Salem  
City Planner Supervisor

**SUBJECT:** TRANSPORTATION REVIEW OF 2019-0368 BRADLEY POND PUD

Please refer to Land Use report for trip generation rates.

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

1. This development is subject to mobility fee review.
2. Parking is only to be allowed on one side of street.
3. Sidewalks must be provided along all Cedar Point Road frontage.
4. All comments or conditions made by Transportation Planning Division or Traffic Engineering Division are required PUD/Zoning conditions of the Transportation Planning Division unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council.
5. A traffic study must be provided to the City of Jacksonville Planning and Development Department prior to the final 10-set review. The traffic study, which will also analyze impacts to adjacent roadways, will be conducted by a professional traffic engineer, and a

PLANNING AND DEVELOPMENT DEPARTMENT



methodology meeting shall be held with the Transportation Planning Division and the City Traffic Engineer prior to the commencement of the study.

6. 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.

## Patterson, Connie

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**From:** Kolczynski, John  
**Sent:** Tuesday, June 4, 2019 2:50 PM  
**To:** Patterson, Connie  
**Subject:** RE: 2019-368 BRADLEY POND PUD REVIEW

Connie,

I only have one comment for the PUD:

- All roads are to be 24' wide from edge of pavement to edge of pavement.

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

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**From:** Patterson, Connie  
**Sent:** Tuesday, June 04, 2019 11:11 AM  
**To:** Salem, Soliman; Parola, Helena; Kolczynski, John; Sands, Mike; McCoy, Tanja; Warnock, Blaine; McDaniel, Jody; Joseph, Daryl; Namey, Joe; Hubsch, Charles; Price, Mollie L.; West, Susan R. - Consulting Engineer; Gallup, William R.; Lamb, John T.; Wilson, Kurtis  
**Subject:** RE: 2019-368 BRADLEY POND PUD REVIEW

Sending again. The file was too large.

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**From:** Patterson, Connie  
**Sent:** Tuesday, June 4, 2019 11:06 AM  
**To:** Salem, Soliman <Soliman@coj.net>; Parola, Helena <HParola@coj.net>; Kolczynski, John <JohnFK@coj.net>; Sands, Mike <MSands@coj.net>; McCoy, Tanja <TMcCoy@coj.net>; Warnock, Blaine <Warnock@coj.net>; McDaniel, Jody <JodyM@coj.net>; Joseph, Daryl <DJoseph@coj.net>; Namey, Joe <Namey@coj.net>; Hubsch, Charles <CHUBSCH@coj.net>; Price, Mollie L. <pricml@jea.com>; 'West, Susan R. - Consulting Engineer' <westsr@jea.com>; 'Gallup, William R.' <GallupW@duvalschools.org>; Lamb, John T. <John.Lamb@jaxsheriff.org>; Wilson, Kurtis <KRWilson@coj.net>  
**Subject:** 2019-368 BRADLEY POND PUD REVIEW

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. Please review the attached and e-mail your comments or recommendations to this office no later than: **Friday, June 7, 2019.**

Connie Patterson



City Planner II  
City of Jacksonville | Planning & Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904)255-7822



## Patterson, Connie

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**From:** Gallup, William R. <GallupW@duvalschools.org>  
**Sent:** Thursday, June 6, 2019 11:01 AM  
**To:** Patterson, Connie  
**Subject:** RE: 2019-368 BRADLEY POND PUD REVIEW

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2018/19)	% OCCUPIED	4 PRO.
New Berlin ES #150	7	6	1,296	1,179	91%	1
Oceanway MS #62	1	3	1,009	949	95%	!
First Coast HS #265	7	4	2,212	2,098	95%	1

- Does not include ESE & room exclusions
- Analysis based on maximum 37 dwelling units – 2019-0368

**W. Randall Gallup, Director**  
**Real Property and Intergovernmental Liaison**  
Duval County Public Schools  
1701 Prudential Drive, Rm 526  
Jacksonville, Florida 32207  
904-390-2358  
904-390-2265 (fax)  
[gallupw@duvalschools.org](mailto:gallupw@duvalschools.org)



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**From:** Patterson, Connie [mailto:ConstanceP@coj.net]  
**Sent:** Tuesday, June 4, 2019 11:11 AM  
**To:** Salem, Soliman <Soliman@coj.net>; Parola, Helena <HParola@coj.net>; Kolczynski, John <JohnFK@coj.net>; Sands, Mike <MSands@coj.net>; McCoy, Tanja <TMcCoy@coj.net>; Warnock, Blaine <Warnock@coj.net>; McDaniel, Jody <JodyM@coj.net>; Joseph, Daryl <DJoseph@coj.net>; Namey, Joe <Namey@coj.net>; Hubsch, Charles <CHUBSCH@coj.net>; Price, Mollie L. <pricml@jea.com>; West, Susan R. - Consulting Engineer <westsr@jea.com>; Gallup, William R. <GallupW@duvalschools.org>; Lamb, John T. <John.Lamb@jaxsheriff.org>; Wilson, Kurtis <KRWilson@coj.net>  
**Subject:** RE: 2019-368 BRADLEY POND PUD REVIEW

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**From:** Patterson, Connie

**Sent:** Tuesday, June 4, 2019 11:06 AM

**To:** Salem, Soliman <[Soliman@coj.net](mailto:Soliman@coj.net)>; Parola, Helena <[HParola@coj.net](mailto:HParola@coj.net)>; Kolczynski, John <[JohnFK@coj.net](mailto:JohnFK@coj.net)>; Sands, Mike <[MSands@coj.net](mailto:MSands@coj.net)>; McCoy, Tanja <[TMcCoy@coj.net](mailto:TMcCoy@coj.net)>; Warnock, Blaine <[Warnock@coj.net](mailto:Warnock@coj.net)>; McDaniel, Jody <[JodyM@coj.net](mailto:JodyM@coj.net)>; Joseph, Daryl <[DJoseph@coj.net](mailto:DJoseph@coj.net)>; Namey, Joe <[Namey@coj.net](mailto:Namey@coj.net)>; Hubsch, Charles <[CHUBSCH@coj.net](mailto:CHUBSCH@coj.net)>; Price, Mollie L. <[pricml@jea.com](mailto:pricml@jea.com)>; 'West, Susan R. - Consulting Engineer' <[westsr@jea.com](mailto:westsr@jea.com)>; 'Gallup, William R.' <[GallupW@duvalschools.org](mailto:GallupW@duvalschools.org)>; Lamb, John T. <[John.Lamb@jaxsheriff.org](mailto:John.Lamb@jaxsheriff.org)>; Wilson, Kurtis <[KRWilson@coj.net](mailto:KRWilson@coj.net)>

**Subject:** 2019-368 BRADLEY POND PUD REVIEW

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. Please review the attached and e-mail your comments or recommendations to this office no later than: **Friday, June 7, 2019.**

Connie Patterson

City Planner II

City of Jacksonville | Planning & Development Department

214 North Hogan Street, Suite 300

Jacksonville, FL 32202

(904)255-7822



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## Patterson, Connie

---

**From:** Warnock, Blaine  
**Sent:** Tuesday, June 4, 2019 1:44 PM  
**To:** Patterson, Connie  
**Subject:** FW: 2019-368 BRADLEY POND PUD REVIEW  
**Attachments:** Application\_2315\_reduced.pdf; Baseline Checklist.pdf

Connie,

Good afternoon.

**Mobility # 93993.0 / CRC # 93993.1 / City Dev # 9433.000: Bradley Pond**, reserves 102 single family lots w/ a Mobility assessment of \$255,629.

**Mobility # 100225.0 / CCAS # 96441.1 / City Dev # 9433.001: Bradley Pond Phase 2**, reserves 37 single family lots w/ a Mobility assessment of \$103,803.

The Mobility fees would either need to be paid in full, or on a permit by permit basis, prior to permit sign-off by the Concurrency & Mobility Management System Office.

Regards,  
Blaine

**Blaine Warnock**  
**City Planner III**  
**Concurrency & Mobility Management System Office**  
**Ed Ball Building**  
**214 N. Hogan Street, 2<sup>nd</sup> Floor**  
**Jacksonville, Florida 32202**  
**Phone (904) 255-8321**  
**Fax (904) 255-8331**

---

**From:** Patterson, Connie <ConstanceP@coj.net>  
**Sent:** Tuesday, June 4, 2019 11:11 AM  
**To:** Salem, Soliman <Soliman@coj.net>; Parola, Helena <HParola@coj.net>; Kolczynski, John <JohnFK@coj.net>; Sands, Mike <MSands@coj.net>; McCoy, Tanja <TMcCoy@coj.net>; Warnock, Blaine <Warnock@coj.net>; McDaniel, Jody <JodyM@coj.net>; Joseph, Daryl <DJoseph@coj.net>; Namey, Joe <Namey@coj.net>; Hubsch, Charles <CHUBSCH@coj.net>; Price, Mollie L. <pricml@jea.com>; West, Susan R. - Consulting Engineer <westsr@jea.com>; Gallup, William R. <GallupW@duvalschools.org>; Lamb, John T. <John.Lamb@jaxsheriff.org>; Wilson, Kurtis <KRWilson@coj.net>  
**Subject:** RE: 2019-368 BRADLEY POND PUD REVIEW

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<[CHUBSCH@coj.net](mailto:CHUBSCH@coj.net)>; Price, Mollie L. <[pricml@jea.com](mailto:pricml@jea.com)>; 'West, Susan R. - Consulting Engineer' <[westsr@jea.com](mailto:westsr@jea.com)>; 'Gallup, William R.' <[GallupW@duvalschools.org](mailto:GallupW@duvalschools.org)>; Lamb, John T. <[John.Lamb@jaxsheriff.org](mailto:John.Lamb@jaxsheriff.org)>; Wilson, Kurtis <[KRWilson@coj.net](mailto:KRWilson@coj.net)>

**Subject:** 2019-368 BRADLEY POND PUD REVIEW

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