

1 Introduced by Urban Affairs Committee:

2 *Original*
3 *PUD*

Exhibit "C"

4 ORDINANCE-86-1238-786

5 AN ORDINANCE REZONING PROPERTY HEREIN
6 DESCRIBED, OWNED BY JOHN F. REILLY (TR.), FROM
7 "ILW" DISTRICT TO "PUD" DISTRICT AS DEFINED AND
8 CLASSIFIED UNDER THE ZONING CODE; PROVIDING AN
9 EFFECTIVE DATE.

10
11 WHEREAS, John F. Reilly (Tr.), the owner of the real property described in
12 this ordinance have applied to the Council for a rezoning and reclassification of that
13 property from ILW District to PUD District; and

14 WHEREAS, the Planning Commission has considered the application and
15 has rendered an advisory opinion; and

16 WHEREAS, the Urban Affairs Committee, after due notice and public
17 hearing, has made its recommendation to the Council; and

18 WHEREAS, taking into consideration the above recommendations, the
19 Council finds that such rezoning is consistent with the comprehensive plan adopted
20 under the Comprehensive Planning Ordinance for future development of the City of
21 Jacksonville; now, therefore

22 WHEREAS, the Council finds that the proposed "PUD" does not affect
23 adversely the orderly development of the City as embodied in the Zoning Code; will
24 not affect adversely the health and safety of residents in the area; will not be
25 detrimental to the natural environment or to the use or development of the adjacent
26 properties in the general neighborhood; and the proposed "PUD" will accomplish the

27
28
29

1 objectives of Section 656.331 (Planned Unit Development) of the Zoning Code of the
2 City of Jacksonville; now, therefore

3 BE IT ORDAINED by the Council of the City of Jacksonville:

4 Section 1. Property Rezoned. The real property described in Section 2 is
5 rezoned and reclassified from ILW District to PUD District, as defined and classified
6 under the Zoning Code, City of Jacksonville, Florida.

7 Section 2. Owner and Description. The land rezoned by this ordinance is
8 owned by John F. Reilly (Tr.) and is described in Exhibit A attached hereto and by
9 this reference made a part hereof.

10 Section 3. Conditions. The property described in Section 2 hereof
11 shall be developed subject to the following conditions, which conditions are made a
12 part of the PUD zoning district created by this ordinance.

13 (a) The subject property shall be developed in accordance with the
14 revised sketch plan dated 10/27/86 and the revised written description of the
15 intended plan of development dated 11/18/86 on file in the office of the Planning
16 Department, except as herein modified.

17 (b) A sketch plan for the proposed commercial areas; i.e. CN, CG,
18 including but not limited to signage, fencing, landscaping and driveways, shall be
19 submitted to the Planning Commission for review and approval prior to or
20 simultaneous with any request for verification of substantial compliance with the
21 PUD.

22 (c) A signage plan, including location, height and square footage
23 for the residential area, shall be submitted to the Planning Commission for review
24 and approval prior to or simultaneous with any request for verification.

25 (d) Typical intersection improvements, including
26 acceleration/deceleration, left turn and by-pass lanes, signalization and sidewalks,
27

1 shall be provided by the developer at the intersection of Bulls Bay Highway and West
2 Beaver Street and the entrance off West Beaver Street to the subject property as
3 may be required by the Florida Department of Transportation, Traffic Engineer and
4 Planning Department.

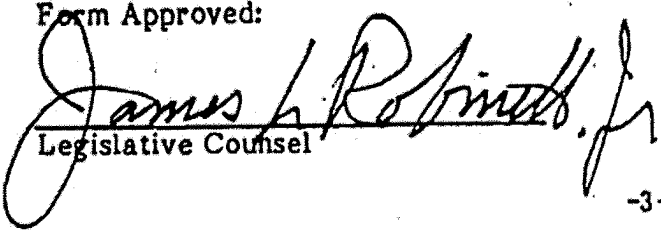
5 (e) The most westerly access drive to the CG site on West Beaver
6 Street shall be eliminated and any access to the CG parcel on Bulls Bay Highway and
7 West Beaver Street shall be at least a minimum of 250' from the intersection of Bulls
8 Bay Highway and West Beaver Street or offset from the same subject to the review
9 and approval of the Florida Department of Transportation (FDOT), Traffic Engineer
10 and Planning Department, and the same shall be designed as an intersection in accord
11 with the Manual of Uniform Minimum Standards for Design, Construction and
12 Maintenance for Streets & Highways, State of Florida.

13 (f) The entrance to the subject property on West Beaver Street shall be
14 so constructed so that the centerline of the same is aligned directly opposite with the
15 centerline of Devoe Street or offset from the same, subject to the review and
16 approval of the Florida Department of Transportation (FDOT), Traffic Engineer and
17 Planning Department.

18 (g) That a trip generation analysis be prepared by the developer for the
19 Florida Department of Transportation (FDOT) to determine traffic impacts to West
20 Beaver Street prior to or simultaneous with any request for verification of substantial
21 compliance, along with a master site plan of the subject property and of land use and
22 properties within 660° of the subject property.

23 Section 4. Effective Date. This ordinance shall become effective upon
24 signature by the Mayor or upon becoming effective without the Mayor's signature.

25 Form Approved:

26 
27 Legislative Counsel

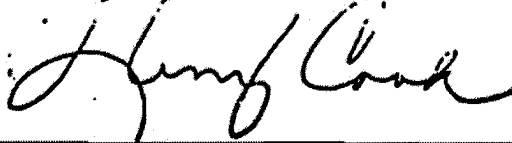
28 Rezonings4/lmt

ORDINANCE 86-1238-786

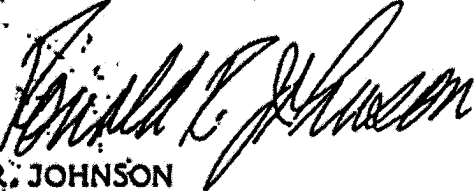
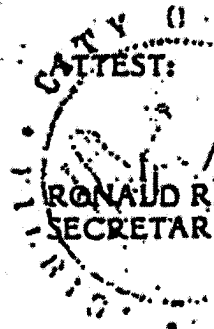
CERTIFICATE OF AUTHENTICATION

ENACTED BY THE COUNCIL

December 9, 1986

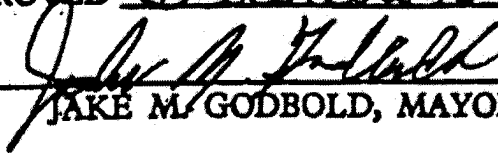


HENRY COOK
COUNCIL PRESIDENT



RONALD R. JOHNSON
SECRETARY TO THE COUNCIL

APPROVED December 16, 1986



JAKE M. GODBOLD, MAYOR

BULLS BAY
PUD DESCRIPTION

Bulls Bay is a proposed mixed use PUD development with 273 residential units and a +/- 15 acre commercial development. The project will be developed according to Chapter 654 of the Land Use Regulations of the City of Jacksonville.

The proposed project is located north of West Beaver Street and west of Bulls Bay Highway. The project area is +/- 133 acres in size. Two points of ingress and egress will be provided for the residential development. One point will be off of Bulls Bay Highway; the other will be off of West Beaver Street.

Water and sewer will be brought to the site and serviced by the City of Jacksonville. All infrastructure improvements will be constructed to City standards for ultimate acceptance by the City of Jacksonville.

Ownership of the lots will be on a fee simple basis. There will be no common areas. Maintenance of the roadways and infrastructure will be by the City of Jacksonville. Two different lot sizes will be developed. One size will be 70' minimum frontage, at the building restriction line and the other will be 80' minimum frontage, at the building restriction line (see site plan). Minimum depth for both types of lots will be 110' except for those lots on the southern property line which will have a minimum depth of 135'. The maximum lot coverage will be 35% and the maximum building height, for all permissible uses and structures, will be 35'. Minimum set back requirements will be front 20', rear 10' and a side set back of 5', provided that combined side yards shall not be less than 15'.

The commercial site, on the corner of Bulls Bay Highway and West Beaver Street, will be developed according to Chapter 656.313 of the City of Jacksonville, Zoning Code outlining permitted uses and requirements for Commercial General District. The commercial site, on West Beaver Street, west of Devoe Street, will be developed according to Chapter 656.312 of the City of Jacksonville, Zoning Code outlining permitted uses and requirements for Commercial, Neighborhood District. The developer shall have architectural control over the CN site as shown. Points of ingress and egress shall be as shown on the site plan.

Total gross square footage of commercial building space is based on an estimated rate of 7000 sq. ft. per acre. Based on that assumption, total commercial building space for the entire project, would be 105,000 sq. ft. Preliminary plans call for 90,000 sq. ft. on the CB parcel and 15,000 sq. ft. on the CN parcel.

The project will be developed in four phases over a four year period. The first phase will be the lift station, tentatively located on the CG commercial site, the main entrance off of Bulls Bay Highway, the adjacent 57 residential lots and the commercial site. (Please refer to phasing plan graphic.) Subsequent infrastructure improvements will occur along the right of way as shown on the phasing plan.

Two subdivision ID signs will be constructed at the points of ingress and egress on Bulls Bay Highway and West Beaver Street. The commercial sites will have separate ID signs to be located at Code. Both entrances to the residential area will be landscaped so as to provide an aesthetically pleasing project ID. Landscaping of the commercial site will be according to Part 12 of the City of Jacksonville, Zoning Code. Natural bufferyards will be preserved between the residential and commercial areas. In those areas where the residential and commercial areas interface, and no bufferyard exists, bufferyards will be created with planting.

(REVISED)

(REVISED 11/14/86)

(REVISED 11/18/86)

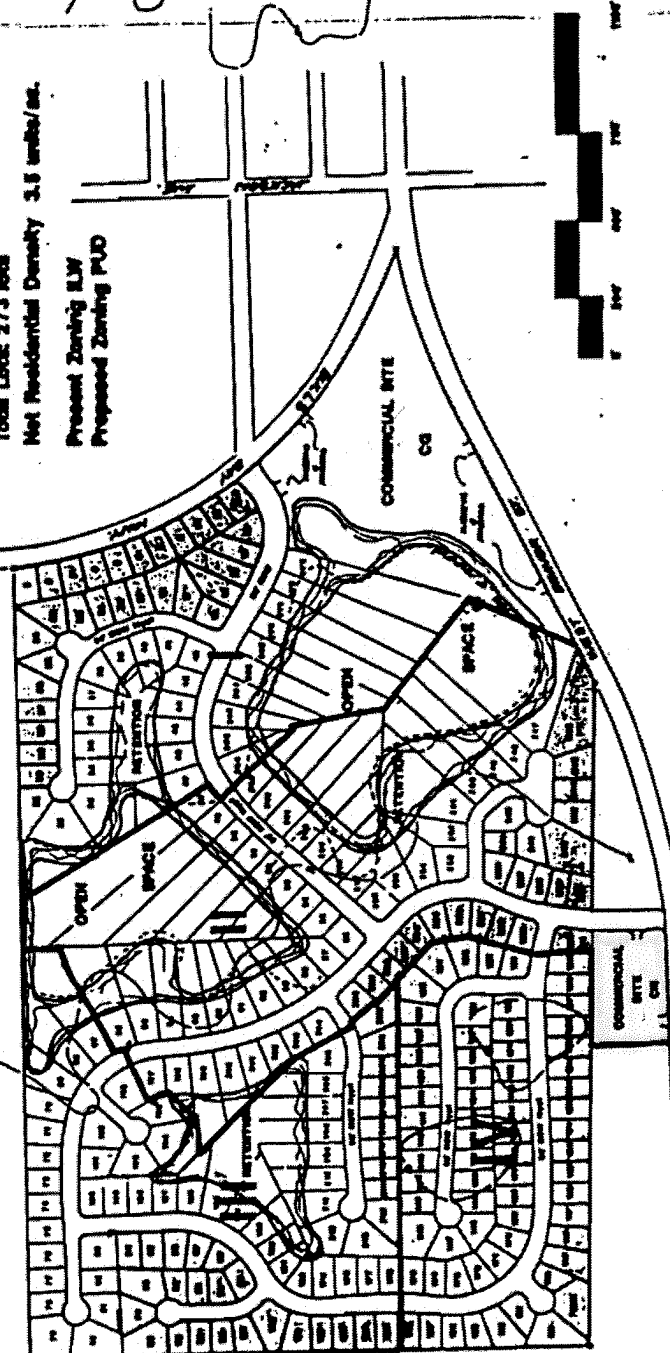
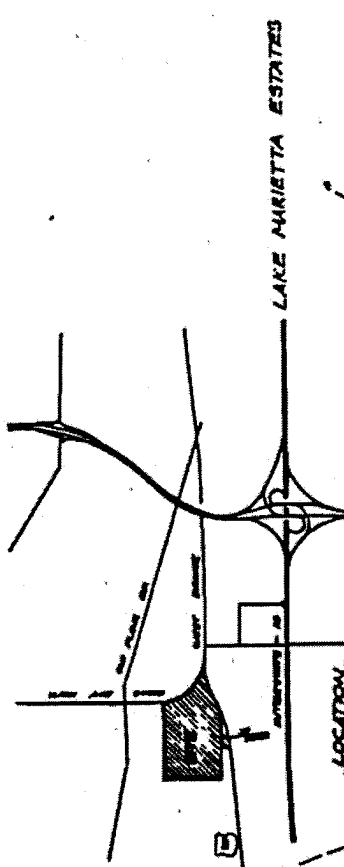
PROJECT DATA

Residential Area +/- 78ac.
 Commercial Sites +/- 18ac.
 Open Space Preserve +/- 24ac.
 Retention +/- 18ac.
 Total Area +/- 133ac.

Residential Lots
 70' min. x 110' min. 164 lots
 90' min. x 110' min. 199 lots
 Total Lots 273 lots

Net Residential Density 3.8 units/ac.

Present Zoning ILW
 Proposed Zoning PUD



PHASING PLAN

Phase I	57 Lots
Phase II	68 Lots
Phase III	78 Lots
Phase IV	83 Lots

BULLS BAY

A PLANNED RESIDENTIAL COMMUNITY