

NORTH MAIN STREET PUD
Written Description
July 23, 2024

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A.** RE #: 108195-0000, 108194-0000, 108096-0000, 108098-0000, 108415-0200
- B.** Current Land Use Designation: LDR, RR
- C.** Current Zoning District: PUD, RR-Acre
- D.** Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Hart Resources, LLC (the “Applicant”) proposes to rezone approximately 33.10 acres of property from Planned Unit Development (“PUD”) and Rural Residential Acre (“RR-Acre) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). The PUD will be developed in accordance with this PUD Written Description and the PUD Site Plan attached to this ordinance as **Exhibit “E.”**

The subject property (“Property”) is currently owned by Sessions Family Trust, Vision Baptist Church, Sarah McNair, Florida Land Trust and Joseph G, LLC. The property is located on Main Street North between Satsuma Street and Yellow Bluff Road, as shown on **Exhibit “K”**. The property is partially LDR and RR and is proposed to be all LDR in the Future Land Use Map in the City’s Comprehensive Plan. The gross density proposed is 3.56 units per acre and is substantially less than the seven (7) units per acre permitted in LDR in the Comprehensive Plan.

The proposed residential product will consist of one-story and two-story fee simple homes on fifty (50) foot and sixty (60) foot lots with two car garages, as depicted on **Exhibit “E”**. The proposed development of the property will be both aesthetically and environmentally appealing. A combination of fencing, buffering, landscaping, and architectural controls are provided to create this integrated community and blend the proposed development into the surrounding area.

III. PUD DEVELOPMENT CRITERIA

A. Development Densities/Intensities

The PUD proposes the following permitted densities/intensities:

Single Family residential units: 118 units/33.10 acres = 3.56 units per acre.

B. Site Development Standards

1. *Permitted Uses and Structures:* All uses permitted within the Residential Low Density District (“RLD”) zoning districts including:
 - a. Up to one hundred eighteen (118) Single-family detached residential homes
 - b. Essential services, including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small satellite dishes, and similar uses, subject to performance standards set forth in Part 4 in the City of Jacksonville Zoning Code.
 - c. Home occupation meeting the performance standard set forth in Part 4 of the City of Jacksonville Zoning Code.
 - d. Agricultural, horticultural, silvicultural, and forestry uses
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.
3. *Minimum lot requirements (width and area):*
 - a. Single-family dwelling (except Lots 18 – 31)
 - i. Width – 50 feet b. Area – 5,000 square feet
 - b. Single-family dwelling (Lots 18 – 31, abutting the Eastern Property Boundary)
 - ii. Width – 60 feet b. Area – 6,000 square feet
4. *Maximum lot coverage by all buildings and structures: 60%*
5. *Minimum yard requirements:*
 - a. Front – 20 feet
 - b. Side – 5 feet
 - c. Rear – 10 feet
6. *Maximum height of structures: 35 feet*

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided through North Main Street as shown on the PUD Site Plan. The access road as shown on the PUD Site Plan and other interior roads will be publicly owned. The location and design of all access points and interior access roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the City Planning and Development Department.

B. Recreation/Open Space

Recreation/open space requirements will be met by providing 435 square feet of active recreation area per dwelling unit. Pursuant to 2045 Comprehensive Plan 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 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.

C. Landscaping/Landscaped Buffers

Landscaping, landscape buffers and tree protection shall be provided in accordance with the current Ordinance Code. A twenty foot (20') buffer is provided abutting the property line on North Main Street as depicted on the site plan.

D. Signage

The applicant may construct up to two (2) permanent, single faced identity signs at the entrance to the subdivision on North Main Street or one (1) permanent, double faced sign at the entry of the subdivision. The signs may be located within the road right-of-way or on private property. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height and shall be non-illuminated or externally illuminated only. Real estate and construction signs shall also be allowed on each lot as provided for by Section 656.1306 and Section 656.1307 of the Zoning Code.

E. Construction offices/model units/real estate sales.

On-site, temporary construction offices/model units/sales and leasing offices will be permitted. Real estate activities are permitted within model units. Associated parking for real estate activities is permitted adjacent to model units.

F. Parking and Loading Requirements

Parking will be provided in accordance with Part 6 of the Zoning Code, except that additional parking, including bicycle parking, may not be provided “on-site” of each platted lot and instead may be provided “on-site” throughout the PUD. As such, the parking requirements herein must be met cumulatively throughout the PUD.

The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate.

G. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations and are generally depicted on the PUD site plan.

H. Utilities

The Property is served by JEA.

I. Conceptual Site Plan

The configuration of the development as depicted on the PUD Site Plan is conceptual and revisions to the PUD Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The building locations and roadways shown on the PUD Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

J. Permits

Upon approval of the construction plans for the infrastructure improvements within the PUD, building permits for the construction of buildings within the PUD may be obtained prior to the recordation of the plat(s), if any.

K. Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning.

L. Architectural Review

Prior to the construction of residential uses within the PUD, covenants and restrictions shall be recorded for the property.

M. Justification for the PUD Rezoning

The PUD allows for a unique housing product that will create diversity in the housing market with two different size lots, efficient use of the land, 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. The proposed development exceeds the minimum requirements of the Zoning Code and therefore requires a PUD.

N. 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 Conceptual 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 differentiations set forth above relating to the PUD Written Description, PUD Site Plan, and access are not capable of being set forth in the table below, but are a result of the nature of the PUD rezoning. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Lot Coverage	For single family uses: Maximum Lot Coverage: 50%	For single family uses: Maximum Lot Coverage: 65%	The modification to the lot coverage requirements permits the lot owners to have more square footage which will allow for bigger houses.
Lot Mix	The Zoning Code does not provide for a mixture of lot sizes.	This PUD allows for a mixture of different size lots.	Site plan provides a mixture of 50' and 60' lots which creates a unique development that will bring a diversity of housing product to the community.

O. Names of Development Team

Agent: Hart Resources, LLC
Engineer: Blackstone Engineering
Developer: Pulte Home Company, LLC

P. Land Use Table

A Land Use Table is attached hereto as **Exhibit “F.”**

V. **PUD REVIEW CRITERIA**

A. **Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the LDR – Low Density Residential land use category.

B. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency Management System.

C. **Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the Future Land Use Element of the 2045 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 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 a recreation/common area as required by Section 656.420 of the Zoning Code.

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

I. **Listed Species Survey:** Not Required.

J. **Off-Street Parking Including Loading and Unloading Areas:** The PUD provides parking in accordance with Part 6 of the Zoning Code.

K. **Sidewalks, Trails, and Bikeways:** Sidewalks will be provided to the extent required by the Zoning Code and Comprehensive Plan.

EXHIBIT F

PUD Name

NORTH MAIN STREET PUD

Land Use Table

Total gross acreage	33.10 Acres	100 %
Amount of each different land use by acreage		
Single family	8.13 Acres	24.6 %
Total number of dwelling units	118 D.U.	
Multiple family	0 Acres	
Total number of dwelling units		
Commercial	0 Acres	
Industrial	0 Acres	
Other land use	0 Acres	
Active recreation and/or open space	1.18 Acres	3.6 %
Passive open space		
Public and private right-of-way	1.71 Acres	5.2 %
Maximum coverage of buildings and structures	340200 Sq. Ft.	23.6 %