

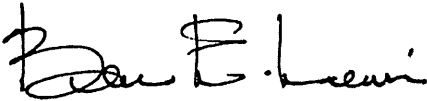
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None** 

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	7-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	Aye
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net



REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2022-0540 TO
PLANNED UNIT DEVELOPMENT

AUGUST 18, 2022

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 2022-0540 to Planned Unit Development.

Location: 0 Hyatt Road, 0 Woodland Drive

Real Estate Numbers: 107853-0000, 107856-0000

Current Zoning Districts: Industrial Light (IL)
Residential Low Density-60 (RLD-60)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Light Industrial (LI)
Low Density Residential (LDR)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: North, District 6

Applicant/Agent: Paul Harden, Esq.
Law Office of Paul M. Harden
1431 Riverplace Blvd, Suite 901
Jacksonville, FL 32207

Owner: Tomas Jimenez
Starratt Crossing, LLC
1930 San Marco Boulevard, Suite 201
Jacksonville, FL 32207

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2022-0540 seeks to rezone approximately 14.35± acres of land from Industrial Light (IL)/Residential Low Density-60 (RLD-60) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for the development of 296

multi-family units. The proposed PUD differs from the conventional zoning code by increasing the allowed height and increase in parking while being more efficient than would be possible through strict application of the Zoning Code.

There is a companion Land Use Amendment, **2022-0539 (L-5734-22C)**. The proposed LUA is for Light Industrial (LI)/ Low Density Residential (LDR) to Medium Density Residential (MDR).

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:

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

No. The Planning and Development Department finds that the subject property is located in the Light Industrial (LI)/ Low Density Residential (LDR) 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. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series **2022-0539 (L-5734-22C)** that seeks to amend the portion of the site that is within the Light Industrial (LI)/ Low Density Residential (LDR) land use category to Medium Density Residential (MDR). The uses in the proposed PUD are consistent with the proposed MDR land use category. **However, the proposed density of 296 units exceeds the density permitted within the MDR land use category. Therefore, the proposed PUD would be consistent pending the reduction of units to a maximum of 287 units and the approval of the proposed companion land use amendment.**

Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and transitional uses between low density and residential uses and higher density residential uses, commercial uses and public and semi-public use area. Multi-family housing should be the predominant development typology in this category. The maximum gross density in the Suburban Area shall be 20 units per acre and the minimum gross density shall be greater than 7 units per acre, when full urban services are available. In the absence of the availability of centralized water and sewer, the gross density of development permitted shall be the same as allowed within the Low Density Residential (LDR) land use category without such services. In the LDR land use category, the maximum density shall be 2 units per acre and

minimum lot size shall be half an acre when both centralized water and sewer are not available. When either one of centralized water or sewer services are not available, the maximum gross density shall be 4 units per acre and the minimum lot size shall be ¼ of an acre.

The PUD is proposing a 296 unit residential development, which exceeds the allowable density in the MDR land use category.

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

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

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.

The proposed site is located within the Suburban Area and will be served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.

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.

The proposed rezoning at the subject site would directly address the projected growth for the surrounding area by providing for a greater variety of housing options for local citizens.

Airport Environment Zone

The site is located within the 150 foot Height and Hazard Zone for the Jacksonville International Airport. Zoning will limit development to a maximum height of less than 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other

airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

Dunn and Main Corridor Study

The subject site is within the Dunn Avenue and Main Street Corridor Redevelopment Plan. The site is west of Main Street North and is currently a mix of vacant land and residential uses. Establishing new commercial and residential uses will eradicate the outdated and unappealing aesthetic along major streets and protect the corridors as emphasized within the plan. Introducing a multi-family residential use offers a sense of community and may establish great neighborhoods that enhance connections to the places along the corridor. This subject property is located in District 7 of the corridor study– Duval Station District, it is noted that there are substantial vacant parcels and older residences. The implementation of new development will create a revitalized character within the district. Therefore, the proposed Land Use Amendment is consistent with the goals of this plan.

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

Yes. The proposed density of 296 units exceeds the density permitted within the MDR land use category. Therefore, the proposed PUD would be consistent pending the reduction of units to a maximum of 287 units and the approval of the proposed companion land use amendment.

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): Light Industrial (LI)/ Low Density Residential (LDR). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series **L-5734-22C (Ordinance 2022-0539)** that seeks to amend the portion of land that is within the Light Industrial (LI)/ Low Density Residential (LDR) land use category to Medium Density Residential (MDR). 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.

Currently, there is nothing in the Concurrency system regarding this proposed subdivision project. The agent/owner would need to submit a Mobility application and a CCAS / CRC application to the Concurrency & Mobility Management System Office for review, assessment, approval.

This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan.

(3) Allocation of residential land use

This proposed Planned Unit Development request to permit the development of 296 multi-family units. **The proposed density of 296 units exceeds the density permitted within the MDR land use category. Therefore, the proposed PUD would be consistent pending the reduction of units to a maximum of 287 units and the approval of the proposed companion land use amendment.**

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. An evaluation of the internal compatibility of a proposal Planned Unit Development shall be based on the following factors:

The treatment of pedestrian ways: Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The site shall comply with the requirements of the Zoning Code for recreation and open space.

The use of existing and proposed landscaping: The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Hyatt Road. Comments from Traffic & Engineering include:

- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic

Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net). If the Chris LeDew or Lee Durban (LDurban@coj.net) of the Traffic Engineering Division do not require a traffic study, provide documentation stating so and this comment will be removed.

The subject site is approximately 14.35 acres and is accessible from Hyatt Road, an unclassified facility. The subject site is located to the north of Max Leggett Parkway, a minor arterial facility. Max Leggett Parkway is currently operating at 40.3% of capacity. This segment of Max Leggett Parkway has a maximum daily capacity of 33,538 vehicles per day (vpd) and average daily traffic of 13,516 vpd.

This PUD is a companion to pending small-scale land use application L-5734-22C (2022-0539). The applicant requests 296 dwelling units of multi-family (ITE Code 220), which could produce 1,995 daily trips.

(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 subject property is located west of Main Street North and north of Max Leggett Parkway, either considered collector or higher roadway. Hyatt Road is a mixture of developments with industrial warehousing to the north and single family dwellings to the south. To the west on Hyatt Road, Planned Unit Development Ord. #2021-0195 Max Leggett Parkway Phase II approved for 138 townhome development.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LI	IL	Warehousing
South	LDR	RLD-60	Single Family Dwellings
East	CGC	PUD: 2016-0526	Warehousing
West	CGC	PUD: 2021-0195	Townhouses

(6) Intensity of Development

The proposed development would be consistent with the proposed MDR functional land use category pending the reduction of units to a maximum of 287 units. The PUD is appropriate at this location because it is consistent with the surrounding uses.

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 July 25, 2022, JEA has no objection to proposed PUD. Water, sewer and electric connections to be consistent with JEA design standards, processes, and procedures. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

The subject property is located on the east side of Hyatt Road, approximately 0.33 miles north of Max Leggett Parkway. The segment mentioned in Table 2 has sufficient capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard, and FDOT does not anticipate any significant adverse impacts to Main Street.

Table 2

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2025 Peak Hour Volume	2025 Peak LOS
Duval	Main St	469	I-295 to Pecan Park Rd	D	2,289	1,282	B

School Capacity:

Based on the Development Standards for impact assessment, the 14.35± acre proposed PUD rezoning has a development potential of 296 multi-family units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**School Impact Analysis
 PUD 2022-0540**

Development Potential: 296 Residential Units

School Type	CSA	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats CSA	Available Seats Adjacent CSA 2&7
Elementary	7	2,979	83%	37	70%	689	10,998
Middle	1	7,527	88%	15	86%	807	791
High	7	2,194	99%	21	73%	757	2,137
Total New Students				73			

Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

Policy 2.3.2

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6) (a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Oceanway ES #270	7	37	680	558	82%	102%
Oceanway MS #62	1	15	1,009	1038	103%	81%
First Coast HS #265	7	21	2,212	2,194	99%	101%

- Attendance school may not be in proposed development's Concurrency Service Area (CSA)
- Does not include ESE & room exclusions
- Analysis based on a **maximum** 296 dwelling units – 2022-0540
- The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

(7) Usable open spaces plazas, recreation areas.

The site shall comply with the requirements of the Zoning Code for recreation and open space.

(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 did identify wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

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

The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **August 1, 2022** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2022-0540** be **APPROVED** with the following exhibits:

- 1. The original legal description dated May 31, 2022**
- 2. The original written description dated June 30, 2022**
- 3. The original site plan dated June 8, 2022**

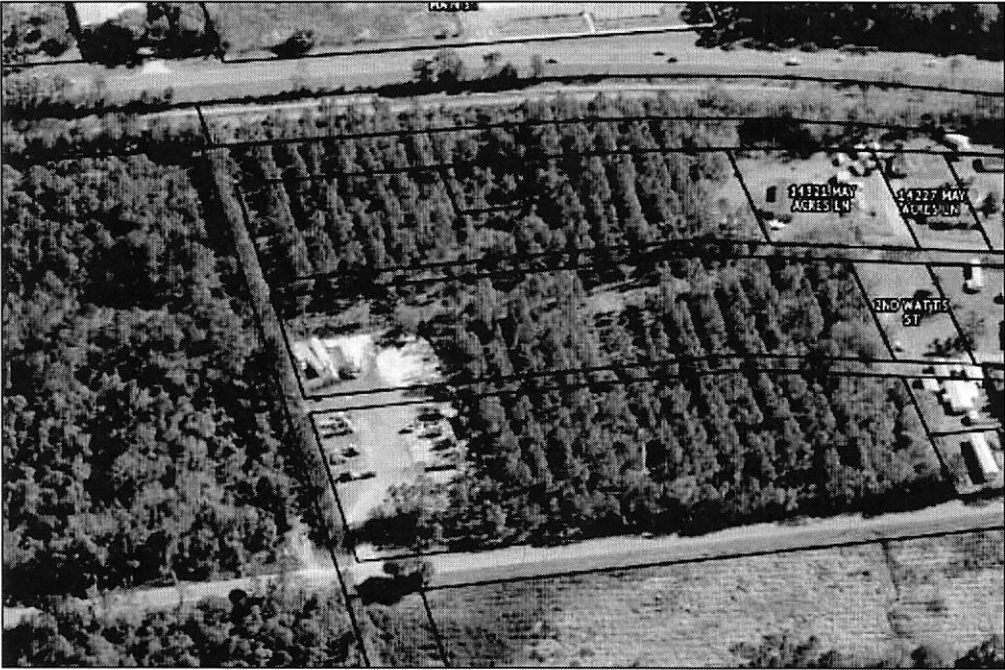
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-0540** be **APPROVED W/ CONDITIONS**.

1. The property shall be developed in accordance with the Transportation Planning Memorandum dated July 28, 2022, or as otherwise approved by the Planning and Development Department.
2. The property shall be developed with no more than 287 units.



Aerial View

Source: JaxGIS



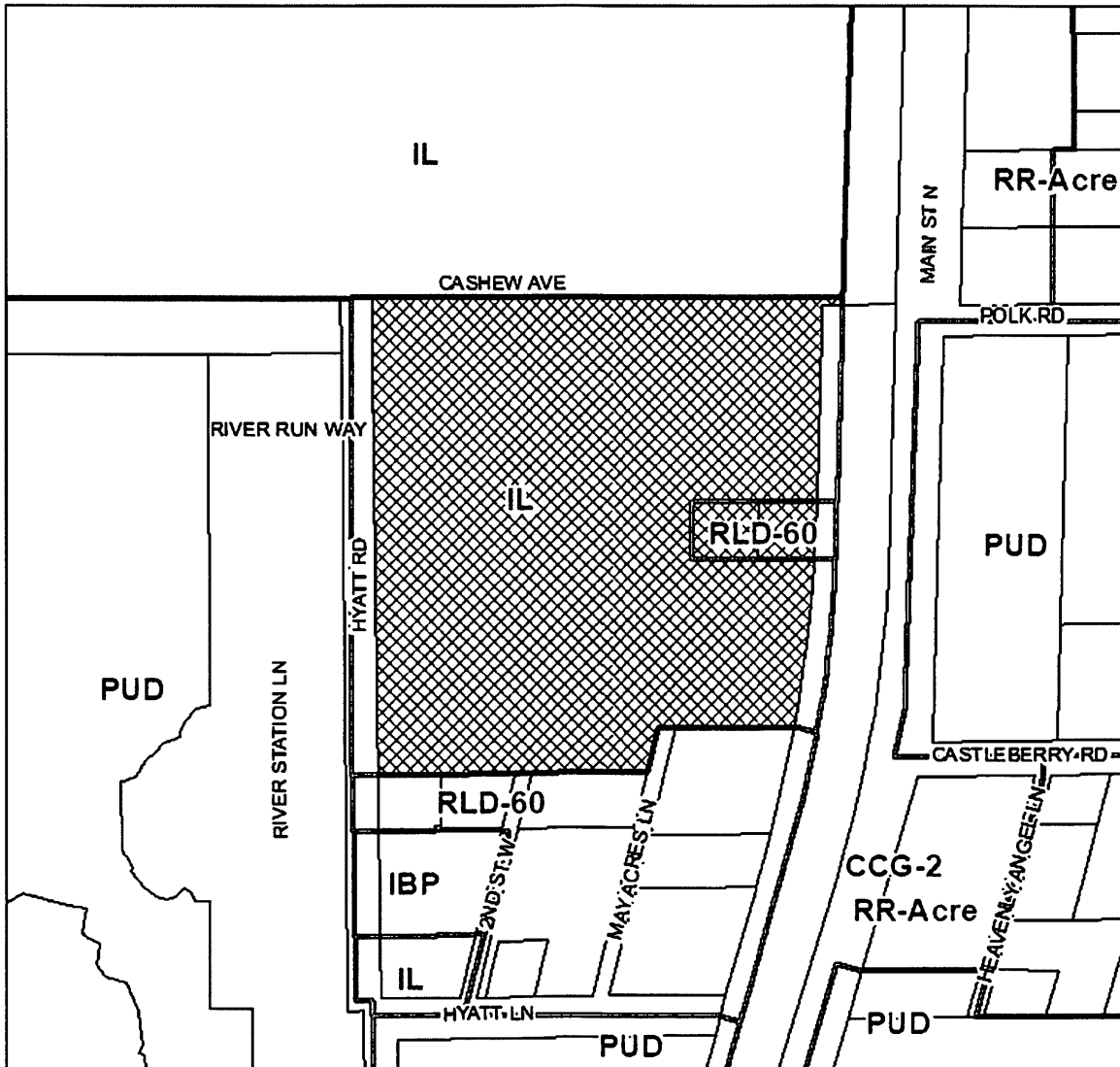
View of Subject Property

Source: JAXGIS Maps

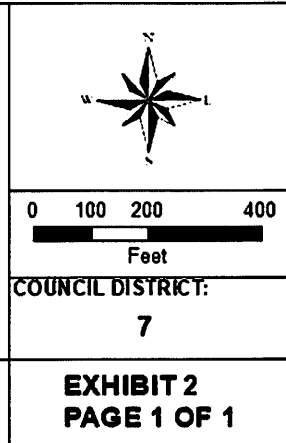
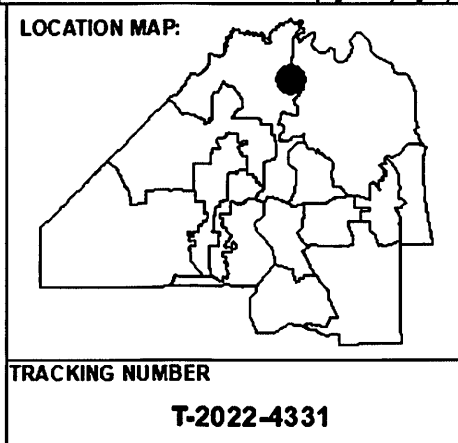


View of Property to the North

Source: JAXGIS Maps



REQUEST SOUGHT:
FROM: IL & RLD-60
TO: PUD





City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

ONE CITY. ONE
JACKSONVILLE.

TRANSPORTATION REVIEW

DATE: July 28, 2022

TO: Erin Abney, City Planner II
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Review: PUD 2022-0540

Background Information:

The subject site is approximately 14.35 acres and is accessible from Hyatt Road, an unclassified facility. The subject site is located to the north of Max Leggett Parkway, a minor arterial facility. Max Leggett Parkway is currently operating at 40.3% of capacity. This segment of Max Leggett Parkway has a maximum daily capacity of 33,538 vehicles per day (vpd) and average daily traffic of 13,516 vpd.

This PUD is a companion to pending small-scale land use application L-5734-22C (2022-0539). The applicant requests 296 dwelling units of multi-family (ITE Code 220), which could produce 1,995 daily trips.

Transportation Planning Division comments to be included in staff report:

This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan.

Transportation Planning Division CONDITIONS the following:

Per conditions set forth in Transportation Memorandum 2022-0540 dated 07/28/2022.

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net



ONE CITY. ONE
JACKSONVILLE.

MEMORANDUM

DATE: July 28, 2022

TO: Erin Abney, City Planner II
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Memorandum 2022-0540

Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net). If the Chris LeDew or Lee Durban (LDurban@coj.net) of the Traffic Engineering Division do not require a traffic study, provide documentation stating so and this comment will be removed.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

JARED W. PERDUE, P.E.
SECRETARY

July 22, 2022

Erin L. Abney, MPA
City Planner II
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

RE: Hyatt Road Property PUD

Introduction

Hyatt Road Property PUD is a proposed rezoning on 14.35 acres to Planned Unit Development (PUD). The subject property is located on the east side of Hyatt Road, approximately 0.33 miles north of Max Leggett Parkway. The rezoning is being sought to develop a multifamily residential development with 296 dwelling units.

Accessibility

Access to the site is to be provided via Hyatt Road. There is no direct access to a State facility.

Bicycle and Pedestrian Facilities

Sidewalks are to be provided on the development’s internal roadways.

Programmed Improvements

FDOT has programmed a traffic signal update project at the Main St (US-17) and New Berlin Road intersection (FPID 434390-1). Construction is estimated to begin in FY 2024.

Trip Generation

Table 1 shows trip generation based on the plan of development using ITE’s Trip Generation Manual, 11th Edition.

Table 1

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Multifamily Housing (Mid-Rise)	221	296	Dwelling Units	1,365	119	116

Roadway Capacity

Table 2 shows the maximum level of service and peak hour volume for Main Street (US-17) according to FDOT's *Florida State Highway System Level of Service Report*, dated July 2021.

Table 2

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2025 Peak Hour Volume	2025 Peak LOS
Duval	Main St	469	I-295 to Pecan Park Rd	D	2,289	1,282	B

The segment mentioned in Table 2 has sufficient capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard, and FDOT does not anticipate any significant adverse impacts to Main Street.

If you have any questions, please do not hesitate to contact me by email: brian.austin@dot.state.fl.us or call: (904) 360-5664.

Sincerely,



Brian Austin
Transportation Planner
FDOT District Two



21 West Church Street
Jacksonville, Florida 32202-3139

July 25, 2022

MEMORANDUM

To: Planning and Development Department

From: Susan R. West, PE
JEA

Subject: PUD Zoning Application
Hyatt Road PUD
ORD 2022-0540

No objection to this PUD application for a multifamily development. Water, sewer and electric connections to be consistent with JEA design standards, processes, and procedures. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

Additional service and design elements will be addressed following applicant's construction plan review submittal. If you have any questions, please call or email me directly at 904-665-7980 or westsr@jea.com.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0540 **Staff Sign-Off/Date** ELA / 07/07/2022
Filing Date 07/26/2022 **Number of Signs to Post** 4
Hearing Dates:
1st City Council 08/24/2022 **Planning Commission** 08/18/2022
Land Use & Zoning 09/07/2022 **2nd City Council** 09/13/2022
Neighborhood Association THE EDEN GROUP INC.
Neighborhood Action Plan/Corridor Study JIA-CRA; DUNN & MAIN-NAP

Application Info

Tracking # 4331 **Application Status** FILED COMPLETE
Date Started 06/09/2022 **Date Submitted** 06/09/2022

General Information On Applicant

Last Name HARDEN **First Name** PAUL **Middle Name** M.
Company Name
 LAW OFFICE OF PAUL M. HARDEN
Mailing Address
 1431 RIVERPLACE BLVD, SUITE 901
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043965731 **Fax** **Email** PAUL@HARDENLAWOFFICE.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name JIMENEZ **First Name** TOMAS **Middle Name** A
Company/Trust Name
 STARRATT CROSSING, LLC
Mailing Address
 1930 SAN MARCO BLVD, SUITE 201
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 107853 0000	7	6	IL,RLD-60	PUD
Map 107856 0000	7	6	RLD-60	PUD

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

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #
 5734

Total Land Area (Nearest 1/100th of an Acre) 14.35

Development Number

Proposed PUD Name HYATT RD PROPERTY PUD

Justification For Rezoning Application

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property**General Location**

ON THE WEST SIDE OF MAIN ST N, NORTH OF MAX LEGGETT PKWY

House #	Street Name, Type and Direction	Zip Code
0	HYATT RD	32218

Between Streets

MAX LEGGETT PKWY and PECAN PARK RD

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

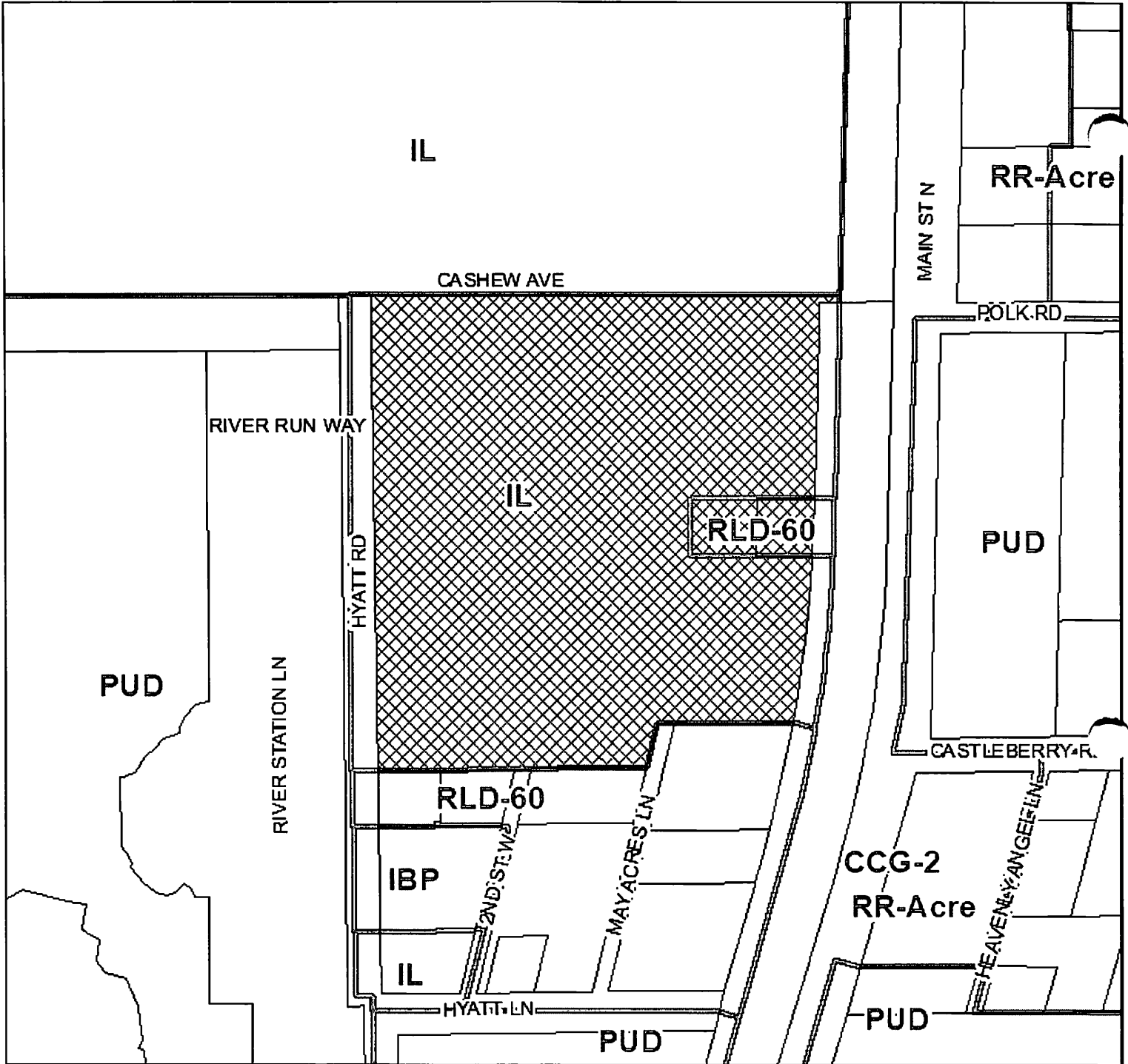
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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
 - 14.35 Acres @ \$10.00 /acre: \$150.00
- 3) Plus Notification Costs Per Addressee
 - 19 Notifications @ \$7.00 /each: \$133.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,552.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

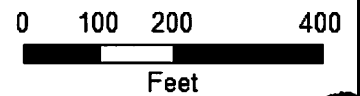
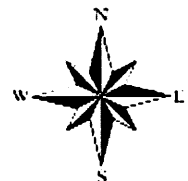
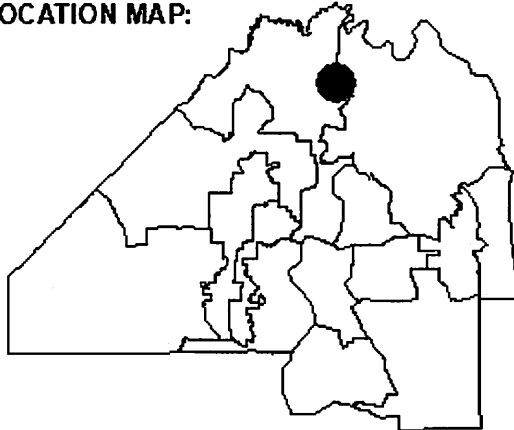


REQUEST SOUGHT:

FROM: IL & RLD-60

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2022-4331

**EXHIBIT 2
PAGE 1 OF 1**

ORDINANCE

May 31, 2022

Legal Description

LOT(S) 1, 2, 3, 4, 5, 6, 7, 18, 19, 20, 21, 22, 23 AND 24, BLOCK 36; LOT(S) 1, 2, 3, 4, 5, 6, 7, 8, 17, 18, 19, 20, 21, 22, 23 AND 24, BLOCK 37; AND LOT(S) 1, 2, 3, 4, 5, 6, 7, 8, 13, 14, 15, 16, 17, 18, 19 AND 20, BLOCK 38, DUVAL CITY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE(S) 9, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

AND

THOSE PORTIONS OF WEST 2ND STREET, WEST 1ST STREET AND POLK AVENUE THAT WERE CLOSED AND ABANDONED ACCORDING TO ORDINANCE 2020-147-E RECORDED IN OFFICIAL RECORDS BOOK 19231, PAGE 1294, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

WRITTEN DESCRIPTION

HYATT RD PROPERTY PUD RE# 107853-0000 & 107856-0000

June 30, 2022

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 14.35 acres of property from IL to PUD. The parcel is located on the west side of Main Street North, north of Max Leggett Parkway.

The subject property is currently owned by Starratt Crossing, LLC, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of: LI/IL. The property is currently the subject of a companion Future Land Use Map (FLUM) amendment application to MDR. The property is currently vacant. Surrounding uses include: CGC/PUD to the east across Main Street (commercial warehouse); LDR/RLD-60 to the south (single family); CGC/PUD to the west (vacant commercial); and LI/IL to the north(warehouse).

Project Name: Hyatt Rd Property PUD

Project Architect/Planner: WGI

Project Engineer: WGI

Project Developer: Prospect Realty, LLC

II. QUANTITATIVE DATA

Total Acreage: 14.35 acres

Total Acreage of residential: 14.35 acres

Total number of dwelling units: 296

Total amount of non-residential floor area: N/A

Total amount of recreation area: 1.31 acres

Total amount of open space: 2.24 acres

Total amount of public/private rights of way: N/A

Total amount of land coverage of all residential buildings and structures: 97,556 s.f.

Phase schedule of construction (include initiation dates and completion dates)

Construction may be completed in multiple phases.

III. USES AND RESTRICTIONS (PARCEL "A" - RESIDENTIAL)

A. Permitted Uses:

1. Multiple-family dwellings meeting the criteria of the RMD-C zoning district.
2. Townhomes and row houses.
3. Housing for the elderly
4. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

IV. DESIGN GUIDELINES

A. Lot Requirements:

The lot and yard requirements shall be as set forth in the RMD-C zoning district or as shown on the site plan, except townhomes shall be subject to §656.414 of the zoning code, except the side yard setback for townhomes developed as duplexes shall be five (5) feet and the maximum height shall be as allowed in §656.414 of the zoning code.

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.* Vehicular access to Parcel "A" shall be by way of Hyatt Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
- (3) *Pedestrian Access.* Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs.

- (1) One (1) double faced or two (2) single faced monument signs not to exceed sixty (60)

square feet in area and twelve (12) feet in height, per entrance to Parcel "A". Monument signs shall be allowed within the private right-of-way of the PUD as designated for residential uses.

D. Landscaping:

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

E. Recreation and Open Space:

The site shall comply with the requirements of the Zoning Code for recreation and open space.

F. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

V. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

VI. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The site plan allows for a slight increase in height and a slight increase in required parking.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

All areas will be maintained by the owner.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION



FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.



- A. Is more efficient than would be possible through strict application of the Zoning Code;
 - B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
 - C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.
 - D. Allows for alternate use to meet market demands.
- 
- 

EXHIBIT F

PUD Name: Hyatt Road Property PUD

Land Use Table

Total gross acreage	14.35 acres	100%
Single family	0	
Total number of dwelling units	0	
Multiple family	14.35 acres	
Total number of dwelling units	296	
Commercial	0	
Industrial	0	
Other land use	0	
Active recreation and/or open space	1.31 acres	9.1%
Passive open space	2.24 acres	15.6%
Public and private right-of-way		
Maximum coverage of buildings and structures	___97,556 sf	15.6%