

# City of Jacksonville, Florida

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Lenny Curry, Mayor

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

October 22, 2021

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2021-689**                      **Application for: Harts Road PUD**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation:      **Approve with Conditions**

Planning Commission Recommendation:                                      **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated July 16, 2021
2. The original written description dated September 7, 2021
3. The original site plan dated August 2, 2021

Recommended Planning Commission Conditions to the Ordinance:

**Planning Commission conditions:**

1. Provide a northbound left turn lane on Harts Road. Dimensions and striping shall be reviewed in the Civil Site Plan.
2. Unless directed otherwise by the Traffic Engineer, remove the southbound left turn lane on Harts Road.
3. The entrance for the site east of Harts Road shall be right in/right out.
4. If the internal roads are to be public, the standard cross section shall match Residential Local Subdivision Street dated 2/21/20 or later.

**Planning Department conditions:**

1. Provide a northbound left turn lane on Harts Road. Dimensions and striping shall be reviewed in the Civil Site Plan.
2. Unless directed otherwise by the Traffic Engineer, remove the southbound left turn lane on Harts Road.

3. The entrance for the site east of Harts Road shall be right in/right out.
4. If the internal roads are to be public, the standard cross section shall match Residential Local Subdivision Street dated 2/21/20 or later.

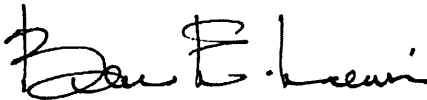
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

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

Planning Commission Vote:	5-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Absent
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
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 2021-689 TO**

**PLANNED UNIT DEVELOPMENT**

**OCTOBER 21, 2021**

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 2021-689 to Planned Unit Development.

<b><i>Location:</i></b>	0 Harts Road; west of I-95 and north of Dunn Avenue
<b><i>Real Estate Number(s):</i></b>	044147-0000 & 044140-0300
<b><i>Current Zoning District(s):</i></b>	Planned Unit Development 1989-751-E(PUD) & Community Commercial General-1 (CCG-1)
<b><i>Proposed Zoning District:</i></b>	Planned Unit Development (PUD)
<b><i>Current Land Use Category:</i></b>	Community/General Commercial (CGC)
<b><i>Proposed Land Use Category:</i></b>	Medium Density Residential (MDR)
<b><i>Planning District:</i></b>	North, District 6
<b><i>Applicant/Agent:</i></b>	Paul Harden, Esq. Law Office of Paul M Harden 1431 Riverplace Boulevard, Suite 901 Jacksonville, Florida 32207
<b><i>Owner:</i></b>	George Leone CLDG Land V, LLC 1611 Atlantic Boulevard Jacksonville, Florida 32207
<b><i>Staff Recommendation:</i></b>	<b>APPROVE WITH CONDITIONS</b>

**GENERAL INFORMATION**

Application for Planned Unit Development 2021-689 seeks to rezone two parcels totaling approximately 11.36 acres of land from Planned Unit Development 1989-751-E (PUD) &

Community Commercial General-1 (CCG-1) to PUD. The rezoning to PUD is being sought to allow for development of up to 116 dwellings units.

There is a companion Land Use Amendment, 2021-688 (L-5599-21C). The proposal is a change from Community/General Commercial (CGC) to Medium Density Residential.

The current PUD, 1989-751-E, allows for the development of self storage, “mini warehouse” on the eastern parcel.

**PUD Ord. 1989-751-E was approved with the following conditions:**

- a) The subject property shall be developed in accordance with the revised site plan and written description of the intended plan of development dated October 12, 1989 and on file in the office of the Planning Department.
- b) No outside storage shall be allowed.
- c) Item 2(b) of the PUD Application for this development shall be, and is hereby deleted.
- d) The developer shall continue the sidewalks from the Christopher Woods Subdivision to and including the development property along Harts Road.
- e) The CG zoning classification shall allow mini warehouse as shown on the October 12, 1989 site plan.
- f) Architectural elevations and renderings shall be developed as per the plan same dated December 6, 1989 and on file in the office of the Planning Department.

The conditions in PUD Ord. 1989-751-E will not be carried forward as conditions for this PUD report because all but Condition d) do not apply to the residential development proposal. Condition d) has been completed. There are no gaps in the sidewalk from Christopher Woods subdivision (now Ansley at Harts Road Apartments) to the abandoned motel.

**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 properties are located in the Community/General Commercial (CGC) 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. The sites are within the CGC land use category and within the Suburban Development Area. There is a companion Land Use Amendment pending concurrently with the proposed PUD, which seeks to amend 11.36 acres of the subject sites to MDR.

The proposed PUD and land use amendment would allow for the development of the site as multi-family residential (duplexes) with a maximum of 116 dwelling units. Medium Density Residential typically allows residential development at densities of up to 20 units per acre.

**(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 1.1.10**

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

The proposed duplex development will abut a single-family subdivision and an apartment complex. The duplex development is an appropriate transition from the commercial development to the south, the interstate to the east, and the single-family development to the north.

**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.

Water and Sewer connection is available as indicated through the JEA letter dated August 3, 2021. Density for this project is only made possible through connection to centralized services.

**Policy 3.1.3**

Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

The property consists of two parcels located on both sides of Harts Road and 800 feet north of the Dunn Avenue and Harts Road Intersection. Harts Road is a collector roadway. The proposed uses of multi-family dwellings units (duplexes) is consistent with the proposed land use category. The increased density is in character with the mix of densities along Harts Road. The neighborhood would benefit from proper multi-family options with the continued success of the JIA CRA.

**(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): Community/General Commercial (CGC). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5599-21C (Ord. 2021-688) that seeks to amend the Community/General Commercial (CGC) 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.

Mobility # 109158.0 / CRC # 109158.1 / City Dev # 10188.000: CLDG-Harts Rd: Duplexes was approved/assessed on September 23, 2021. The application was for 114 duplex units with a Mobility fee assessment of \$135,949. The PUD description shows 116 duplex units, which is two units over what they applied for with the Concurrency Office, so if the developers are going to be building 116 duplex units, they will need to reapply for a new Mobility application for 116 units since they only applied for 114 units.

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

This proposed Planned Unit Development intends to utilize lands for multi-family dwellings. This proposed development does 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: As depicted on the site plan, the development includes open spaces, recreation uses totaling 25, 251 square feet (0.58 acres) adequate for the multi-family use and in compliance with the Comprehensive Plan.
- The use of existing and proposed landscaping: The subject property will be developed in accordance with Part 12, Landscape Requirements of the Zoning Code.
- The treatment of pedestrian ways: Sidewalks will provided in accordance with the 2030 Comprehensive Plan. Sidewalks along Harts road already exist and will be maintained for pedestrian access.

**(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 density that the PUD is proposing is consistent with the proposed MDR land use category. The western parcel abuts an apartment complex to the north and a vacant motel to the south. The eastern parcel abuts a single-family subdivision to the west and a motel to the south. A duplex development allows for transition between commercial uses to the south and the interstate to the east.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

**Eastern Property (RE# 044140-0300)**

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	PUD 1987-0005	Retention Pond
South	CGC	CCG-1	Vacant Motel
East			I-95
West	CGC	CCG-1	Retention Pond

**Western Property (RE# 044147-0000)**

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-1	Retention Pond
South	CGC	CCG-1	Motel
East	CGC	CCG-1	Vacant Motel
West	LDR	RLD-60	Single-Family Subdivision

- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands:

**Evacuation Zone**

The subject site is within Evacuation Zone D. As such, the land use application was routed to the City's Emergency Preparedness Division (EPD) for review and comment. EPD was provided with the land use application. Their complete analysis, on file with the department, was based on 170 dwelling units for the site in the MDR land use category.

**Summary of EPD Response:**

The proposed property at 0 Harts Rd. will be directly adjacent to I-95 (0.37 road miles), a primary evacuation route.

In consideration of the evacuation zone, nearest evacuation routes, and the estimate of 170 multi-family dwelling units, the development of the proposed property at 0 Harts Rd. could create a localized impact to the traffic flow south and north on I-95 during an emergency evacuation scenario. The changes proposed through land use amendment application L-5599-21C would have a minimal impact on countywide evacuation clearance time within Duval County. Site design techniques that minimize disruption to existing traffic flow are encouraged.

**(6) Intensity of Development**

The proposed development is inconsistent with the CGC functional land use category. Therefore, there is a land use amendment to MDR. The PUD is appropriate at this location because multi-family uses are needed in this area to provide another housing type for the area and provides a transition in housing density from the Commercial to the south and the low density residential to the west.

- The existing residential density and intensity of use of surrounding lands: Densities of residential development near the subject properties range from RLD-60 (low density housing) to multi-family development (medium density housing). The maximum allowed units per acre in RPI and MDR is 20 units per acre.
- The availability and location of utility services and public facilities and services: JEA has provided an availability letter for the project. The proposed project will be required to connect to City water and sewer.



**School Capacity**

Based on the Development Standards for impact assessment, the 11.36 acre proposed PUD rezoning has proposed 116 dwelling units (multi-family). 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 2021-689**

**Development Potential: 116 Residential Units**

School Type	CSA	2020-21 Enrollment/CSA	Current Utilization (%)	New Student/Development	5-Year Utilization (%)	Available Seats
Elementary	1	10, 871	59%	19	67%	2,711
Middle	1	7,607	89%	8	98%	611
High	1	8,520	84%	10	76%	1,174
<b>Total New Students</b>				<b>37</b>		

Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

- o The amount and size of open spaces, plazas, common areas and recreation areas: Will be consistent with the 2030 Comprehensive Plan.

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

The project will be developed with the required amount of open space and recreation area as defined in the 2030 Comprehensive Plan.

**(8) Impact on wetlands**

There appears to be no wetlands on the subject properties.

**(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 applicant has stated in their application that “The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, except the parking ratio for Parcel A shall be 1.5 spaces per unit.”

Comments from the Department’s Traffic Engineer are as follows:

- 1) Provide a northbound left turn lane on Hart Road. Dimensions and striping shall be reviewed in the Civil Site Plan.
- 2) Unless directed otherwise, remove the southbound left turn lane on Harts Road.
- 3) The entrance for the site east of Harts Road shall be right in/right out.
- 4) If the internal roads are to be public, the standard cross section shall match Residential Local Subdivision Street dated 2/21/20 or later.

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

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on October 7, 2021, the required 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 2021-689 be **APPROVED with CONDITIONS with the following exhibits:**

- The original legal description dated July 16, 2021
- The original written description dated September 7, 2021
- The original site plan dated August 2, 2021

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-416 be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

- 1) Provide a northbound left turn lane on Harts Road. Dimensions and striping shall be reviewed in the Civil Site Plan.
- 2) Unless directed otherwise by the Traffic Engineer, remove the southbound left turn lane on Harts Road.
- 3) The entrance for the site east of Harts Road shall be right in/right out.
- 4) If the internal roads are to be public, the standard cross section shall match Residential Local Subdivision Street dated 2/21/20 or later.



Aerial



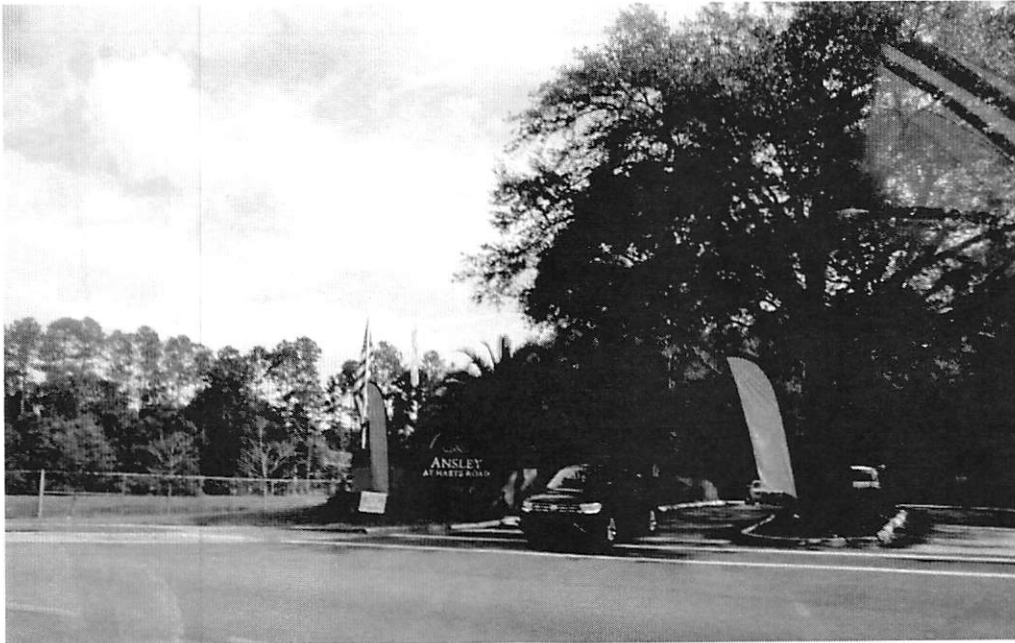
**Eastern Subject Property**

*Source: COJ, Planning & Development Department  
Date: 10/07/2021*



**Western Subject Property**

*Source: COJ, Planning & Development Department  
Date: 10/07/2021*



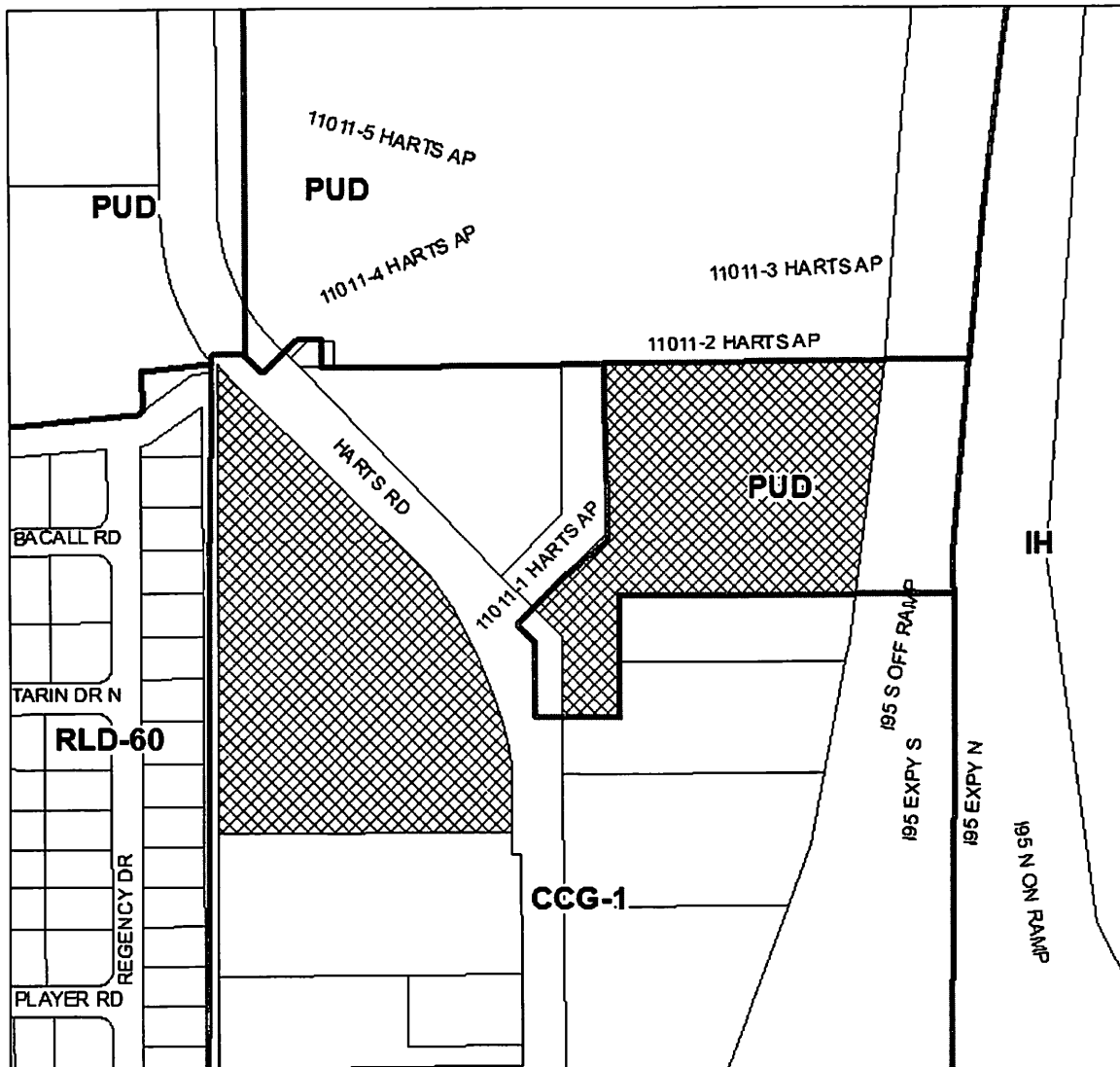
**Property to the north of eastern subject property: Apartments**

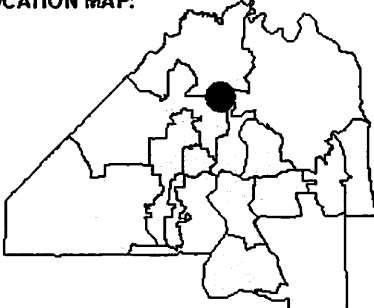

*Source: COJ, Planning & Development Department  
Date: 10/07/2021*



**Property to the south of eastern subject property: Motel**

*Source: COJ, Planning & Development Department  
Date: 10/07/2021*



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: CCG-1 &amp; PUD</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p> 	 <p>0 95 190 380</p> <p>Feet</p>
<p><b>ORDINANCE NUMBER</b></p> <p><b>ORD-2021-0689</b></p>	<p><b>TRACKING NUMBER</b></p> <p><b>T-2021-3671</b></p>	<p><b>COUNCIL DISTRICT:</b></p> <p><b>7</b></p> <p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

### Application For Rezoning To PUD

#### Planning and Development Department Info

**Ordinance #** 2021-0689 **Staff Sign-Off/Date** CMQ / 08/17/2021  
**Filing Date** 09/28/2021 **Number of Signs to Post** 7  
**Hearing Dates:**  
**1st City Council** 10/26/2021 **Planning Commission** 10/21/2021  
**Land Use & Zoning** 11/02/2021 **2nd City Council** 11/09/2021  
**Neighborhood Association** BLUE GRASS NORTHWOOD NEIGHBORHOOD WATCH;  
 COMMUNITY ASSN OF SANDY POINTE; THE EDEN GROUP INC.  
**Neighborhood Action Plan/Corridor Study** N/A

#### Application Info

**Tracking #** 3671 **Application Status** PENDING  
**Date Started** 07/16/2021 **Date Submitted** 07/16/2021

#### 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\_HARDEN@BELLSOUTH.NET

#### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** LEONE **First Name** GEORGE **Middle Name**  
**Company/Trust Name**  
 CLDG LAND V, LLC  
**Mailing Address**  
 1611 ATLANTIC BLVD  
**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 044147 0000	7	6	CCG-1	PUD
Map 044140 0300	7	6	PUD	PUD

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

**Existing Land Use Category**  
CGC

**Land Use Category Proposed?**  
**If Yes, State Land Use Application #**  
5599

**Total Land Area (Nearest 1/100th of an Acre)** 11.36

**Development Number**

**Proposed PUD Name** HARTS ROAD PUD

**Justification For Rezoning Application**

TO PROVIDE A TRANSITION OF INTENSITY OF USES FROM EAST TO WEST AND A MIX OF HOUSING IN THE AREA TO MEET DEMAND.

**Location Of Property**

**General Location**  
BOTH SIDES OF HARTS ROAD, NORTH OF DUNN AVENUE

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
0	HARTS RD	32218

**Between Streets**  
BISCAYNE BLVD and I-295

**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

- |  |            |
|--|------------|
| <b>1) Rezoning Application's General Base Fee:</b>                     | \$2,269.00 |
| <b>2) Plus Cost Per Acre or Portion Thereof</b>                        |            |
| <b>11.36 Acres @ \$10.00 /acre:</b>                                    | \$120.00   |
| <b>3) Plus Notification Costs Per Addressee</b>                        |            |
| <b>49 Notifications @ \$7.00 /each:</b>                                | \$343.00   |
| <b>4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):</b> | \$2,732.00 |

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

# WRITTEN DESCRIPTION

**Harts Road PUD**  
**RE# 044147-0000 and 044140-0300**

**September 7, 2021**

## I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 11.36 acres of property from CCG-1 and PUD to PUD. The two parcels are located on the East and West side of Harts Road, North of Dunn Avenue.

The subject property is currently owned by CLDG Land V, LLC. The property is more particularly described in the legal description attached as Exhibit 1 to this application. The property has a current land use designation of CGC and is within the zoning districts CCG-1 and PUD. There is a companion Future Land Use Map amendment to this PUD that will propose MDR in place of CGC. Surrounding uses include: MDR/PUD to the North; HI/IH to the East; CGC/CCG-1 to the South; and LDR/RLD-60 to the West. The site will be developed with medium density residential uses per the attached site plan.

**Project Name:** Harts Road PUD

**Project Architect/Planner:** Corner Lot Development Group

**Project Engineer:** Corner Lot Development Group

**Project Developer:** Corner Lot Development Group

## II. QUANTITATIVE DATA

**Total Acreage:** 11.36 acres

**Total number of dwelling units:** not to exceed 116 units

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

**Total amount of recreation area:** 0.58 acres

**Total amount of public/private rights of way:** 2.82 acres

**Total amount of land coverage of all residential buildings and structures:** 248,945

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

Single phase construction

### **III. USES AND RESTRICTIONS**

#### **A. Permitted Uses:**

1. Multiple-family dwellings.
2. Townhomes.
3. Single-Family dwellings.
4. Assisted living facilities.
5. Home occupations meeting the performance standards and development criteria set forth in Part 4.
6. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
7. Day care centers meeting the performance standards and development criteria set forth in Part 4.
8. Nursing homes.
9. Group care homes.

#### **B. Permitted Accessory Uses and Structures:**

Shall comply with §656.403

### **IV. DESIGN GUIDELINES**

#### **A. Lot Requirements**

##### **1. Townhomes, to be sold as fee simple (not to exceed 116 units):**

- (a) Each building or structure to be sold to individual owners containing townhouses or rowhouses or each development of contiguous townhouse units shall comply with all development regulations, including overall lot and yard requirements and density, for multiple-family dwellings, except as provided in this Section. Where lots are to be sold to individual owners of townhouses or rowhouses in a building, the lots shall be platted pursuant to Chapter 654, Ordinance Code, and the following regulations shall apply to such subdivision plats and to the individual units or lots:

- (1) Minimum lot width - 15 feet; 20 feet for end units
- (2) Minimum lot area - 1,500 square feet
- (3) Maximum lot coverage by all buildings - 70 percent
- (4) Minimum yard requirements:
  - (a) Front - 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade; 15 feet, if access to garage is from an alley
  - (b) Side - 0 feet; 5 feet for end units
  - (c) Rear - 10 feet
- (5) Maximum height of structures - 35 feet

**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, except the parking ratio for Parcel A shall be 1.5 spaces per unit.

(2) *Vehicular Access.*

Vehicular access to the Property shall be by way of Harts 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.*

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

**C. Signs.**

Each complex or subdivision shall be allowed one (1) double faced or two (2) single faced signs, not to exceed twenty-four (24) square feet in area, and not to exceed 20 feet in height, which shall be a monument sign.

**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.

**VI. 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.

**VII. STATEMENTS**

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

The proposed PUD allows for a mixed-use project that meets the residential and commercial demand for the area. The PUD allows for a more efficient development procedure than conventional zoning districts and provides for a mix of uses.

**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.

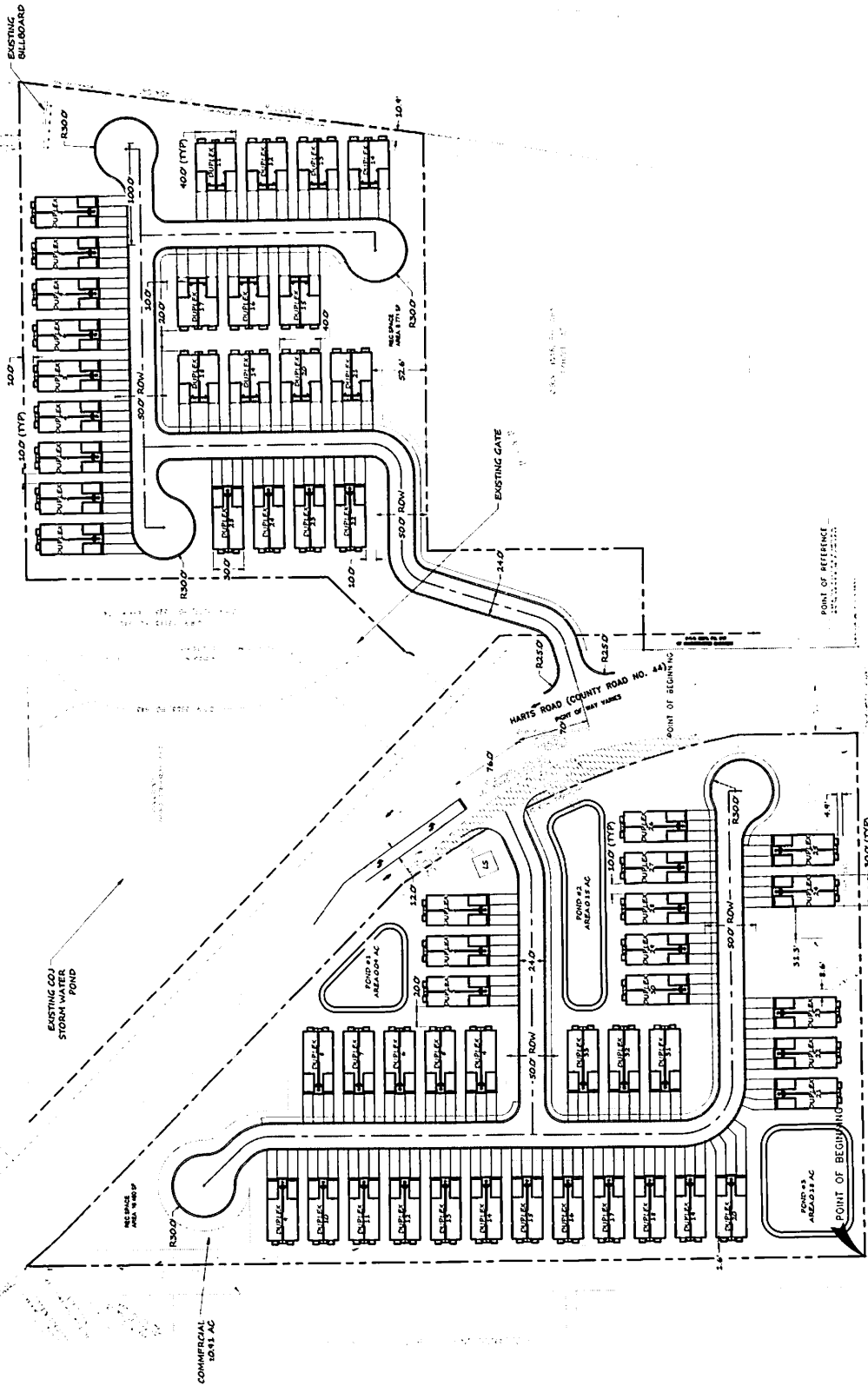
**VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

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, as the use is allowable in the land use category.

A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD allows for the development of the site by creating a complimentary land use and offering a variety of housing products to the region and a transition of intensity of uses;

B. Is compatible with surrounding land uses which are similar uses or supporting uses;

C. Allows for alternate use to meet market demand for residential and commercial uses



LEGEND:



BREEZE HOMES  
SIMPLER.



CORNER LOT  
LIVING

**CONCEPT PLAN**  
HARTS ROAD SUBDIVISION  
DUVAL COUNTY, FLORIDA

DATE: 08-02-2021

SCALE BAR  
0 10 20 30 40 FEET

# EXHIBIT F

PUD Name

Harts Road PUD

## Land Use Table

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Total gross acreage	<b>11.36</b>	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units		D.U.	
Multiple family	<b>6.58</b>	Acres	<b>58</b> %
Total number of dwelling units	<b>116</b>	D.U.	
Commercial		Acres	%
Industrial		Acres	%
Other land use		Acres	%
Active recreation and/or open space	<b>0.58</b>	Acres	<b>5</b> %
Passive open space	<b>1.49</b>	Acres	<b>13</b> %
Public and private right-of-way	<b>2.82</b>	Acres	<b>24</b> %
Maximum coverage of buildings and structures	<b>248,945</b>	Sq. Ft.	<b>50</b> %