

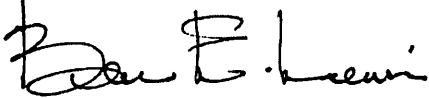


Planning Commission Report  
Page 2

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 2022-17 TO**

**PLANNED UNIT DEVELOPMENT**

**FEBRUARY 3, 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 2022-17 to Planned Unit Development.

***Location:*** East side of Stratton Road between Sandy Oaks Drive and Stratton Road

***Real Estate Number(s):*** 012865-0100

***Current Zoning District(s):*** Residential Rural-Acre (RR-Acre)

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

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

***Planning District:*** Southwest, District 4

***Applicant/Agent:*** Curtis Hart  
Hart Resources, Inc.  
8051 Tara Lane  
Jacksonville, Florida 32216

***Owner:*** Michael Chao  
Myko Corp.  
4446 Hendricks Avenue, Suite 408  
Jacksonville, Florida 32207

***Staff Recommendation:*** APPROVE

**GENERAL INFORMATION**

Application for Planned Unit Development 2022-17 seeks to rezone approximately 9.58 acres of land from Residential Rural-Acre (RR-Acre) to PUD. The rezoning to PUD is being sought to allow a maximum of 30 single family lots. Each lot will be a minimum of 50 feet in width and 5,000 square feet in area.

**CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

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

Yes. The Planning and Development Department finds that the subject property is located in the 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. The proposed PUD will allow a maximum of 30 single family lots with a density of 3.1 lots per acre. This is below the maximum density of 7 lots per acre allowed in the LDR category. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

***(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.

**Policy 1.1.12** Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

**Goal 3** To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

**Objective 3.1** Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the

Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

**Policy 3.1.6** The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

***(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): Low Density Residential (LDR). 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.

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

This proposed Planned Unit Development intends to utilize lands for a single family subdivision not to exceed 30 lots. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The combination of the PUD written description and site plan will create a streetscape similar to residential subdivisions being constructed in the area.
- The use and variety of building setback lines, separations, and buffering: The written description contains development standards that are similar to the setbacks, building height and lot coverage in the Zoning Code.
- The use and variety of materials: The written description indicates a homeowners association will be set up to provide standards for architectural review. Including that the front façade will have at least two different finishes and no panel siding will be used as the primary façade.
- Traffic and pedestrian circulation patterns: The site plan shows a loop road that allows for two points of ingress/egress that is efficient for service vehicles.

***(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: Approximately 24 acres to the south and west of the subject property was rezoned by Ordinance 2021-655-E from RR-Acre to RLD-50. The trend in this area is the consolidation of large lots for later subdivision to smaller lots.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	LDR	RR-Acre	Single family dwellings
<b>South</b>	LDR	RLD-50	Single family dwellings
<b>East</b>	LDR	RR-Acre	Single family dwellings
<b>West</b>	LDR	RLD-50	Single family dwellings

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

The proposed development is consistent with the LDR functional land use category as a single family subdivision. The PUD is appropriate at this location as approximately 24 acres was rezoned in 2021 from RR-Acre to RLD-50. .

- The availability and location of utility services and public facilities and services: JEA indicates that the site can be serviced for water and sewer.

- The amount and size of open spaces, plazas, common areas and recreation areas: The written description indicates the PUD will comply with Section 656.420, Zoning Code. To provide either pay a recreation and open space fee per lot, or provide at least 435 square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation.

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

- The project will be developed with the required amount of open space and recreation area The written description indicates the PUD will comply with Section 656.420, Zoning Code. To provide either pay a recreation and open space fee per lot, or provide at least 435 square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation.

***(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 not identify any wetlands on-site. However, the written description states “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 site will be developed in accordance with Part 6 of the Zoning Code.

***(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 February 3, 2022, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2022-17 be **APPROVED with the following exhibits:**

1. The original legal description dated November 1, 2021.
2. The original written description dated November 30, 2021.
3. The original site plan dated November 30, 2021.





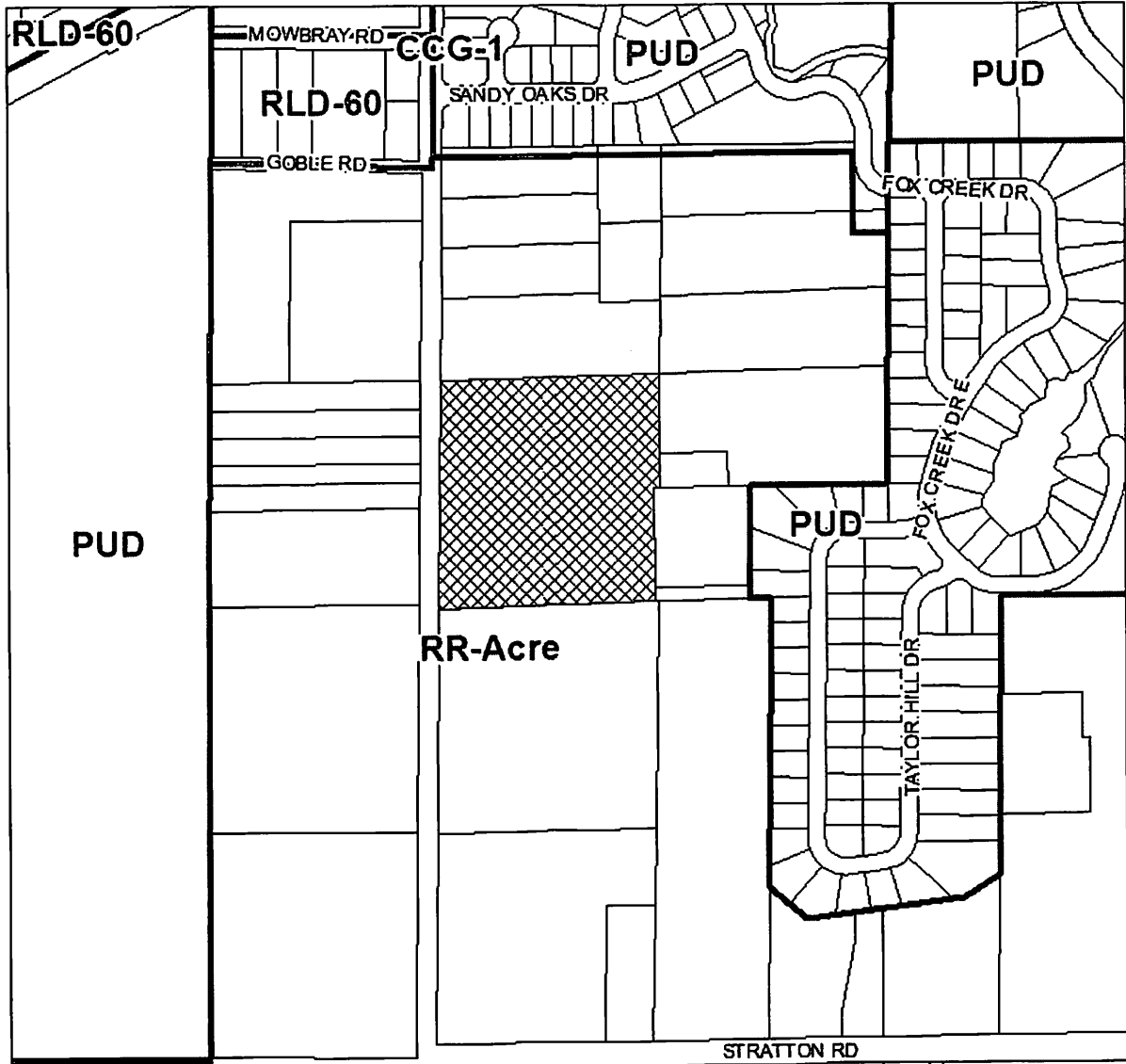
Aerial view of subject property

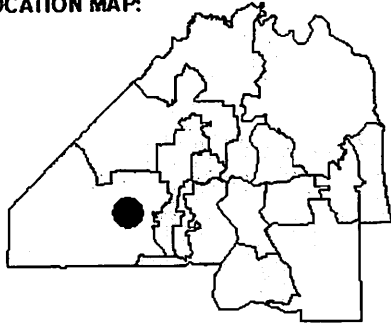



Adjacent subdivision on Stratton Road



Adjacent dwelling on Stratton Road



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: RR-ACRE</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p> 	 <p>0 160 320 640 Feet</p> <p><b>COUNCIL DISTRICT:</b> 12</p>
<p><b>ORDINANCE NUMBER</b> ORD-2022-0017</p>	<p><b>TRACKING NUMBER</b> T-2021-3841</p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>

# Application For Rezoning To PUD

## Planning and Development Department Info

**Ordinance #** 2022-0017 **Staff Sign-Off/Date** BEL / 12/02/2021

**Filing Date** 01/05/2022 **Number of Signs to Post** 3

**Hearing Dates:**

**1st City Council** 02/08/2022 **Planning Commission** 02/03/2022

**Land Use & Zoning** 02/15/2022 **2nd City Council** N/A

**Neighborhood Association** WEST JAX CIVIC ASSOC.

**Neighborhood Action Plan/Corridor Study** NONE

## Application Info

**Tracking #** 3841

**Application Status** PENDING

**Date Started** 10/15/2021

**Date Submitted** 11/01/2021

## General Information On Applicant

**Last Name**

HART

**First Name**

CURTIS

**Middle Name**

L

**Company Name**

HART RESOURCES LLC

**Mailing Address**

8051 TARA LANE

**City**

JACKSONVILLE

**State**

FL

**Zip Code** 32216

**Phone**

9049935008

**Fax**

**Email**

CURTISHART@HARTRESOURCES.NET

## General Information On Owner(s)

**Check to fill first Owner with Applicant Info**

**Last Name**

CHAO

**First Name**

MICHAEL

**Middle Name**

**Company/Trust Name**

MYKO CORP

**Mailing Address**

4446 HENDRICKS AVE, SUITE 408

**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 012865 0100	12	4	RR-ACRE	PUD

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

**Existing Land Use Category**

LDR

**Land Use Category Proposed?****If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre) 9.58****Development Number****Proposed PUD Name** STRATTON ROAD PUD**Justification For Rezoning Application**

THE PROPERTY IS CURRENTLY VACANT AND SURROUNDED BY RESIDENTIAL. THIS PROPOSED PUD WILL BE CONSISTENT WITH THE NEIGHBORHOOD AND WILL BE COMPATIBLE. ADDITIONALLY, IT WILL NOT ADVERSELY AFFECT THE SURROUNDING NEIGHBORS.

**Location Of Property****General Location**

SOUTH OF NORMANDY BLVD

House #	Street Name, Type and Direction	Zip Code
0	STRATTON RD	32221

**Between Streets**

SANDY OAKS DRIVE and STRATTON ROAD

**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>                     | <b>\$2,269.00</b> |
| <b>2) Plus Cost Per Acre or Portion Thereof</b>                        |                   |
| <b>9.58 Acres @ \$10.00 /acre:</b>                                     | <b>\$100.00</b>   |
| <b>3) Plus Notification Costs Per Addressee</b>                        |                   |
| <b>23 Notifications @ \$7.00 /each:</b>                                | <b>\$161.00</b>   |
| <b>4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):</b> | <b>\$2,530.00</b> |

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

LEGAL DESCRIPTION  
STRATTON ROAD -CHAO PARCEL

PARCEL 4

A PART OF TRACT 8 BLOCK 4, SECTION 6, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SAID TRACT 8 AND THE EASTERLY RIGHT OF WAY LINE OF STRATTON ROAD (A 60 FOOT RIGHT OF WAY): THENCE NORTH 88 DEGREES 11 MINUTES 40 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID TRACT 8, 639.45 FEET TO THE EASTERLY LINE OF SAID TRACT 8; THENCE SOUTH 00 DEGREES 50 MINUTES 20 SECONDS EAST ALONG SAID EASTERLY LINE, 330.38 THENCE SOUTH 88 DEGREES 09 MINUTES 20 SECONDS WEST, 640.04 FEET TO A POINT IN THE RIGHT OF WAY LINE OF SAID STRATTON ROAD; THENCE NORTH 00 DEGREES 44 MINUTES 20 SECONDS WEST 330.83 FEET TO THE POINT OF BEGINNING.

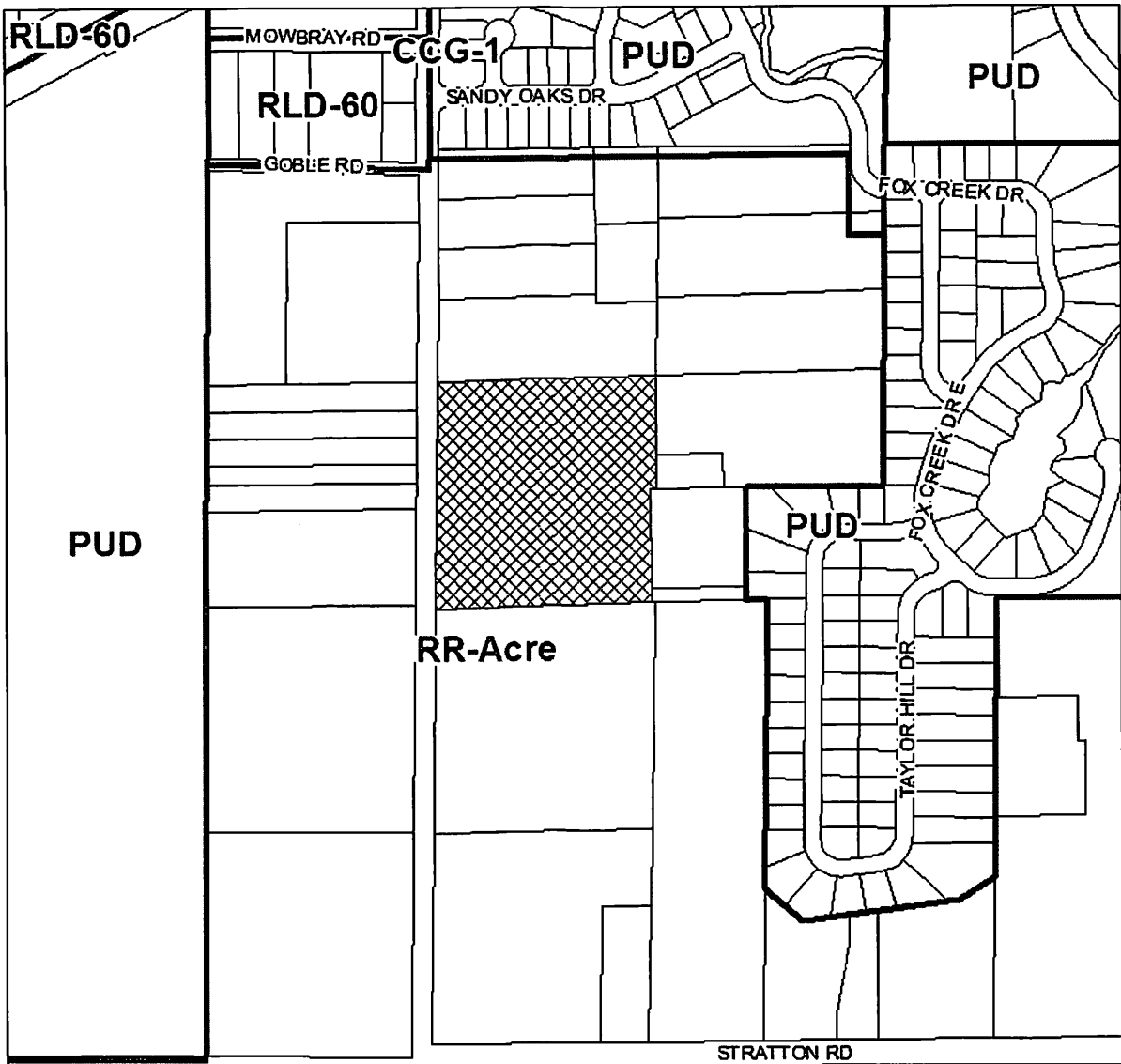
PARCEL 5

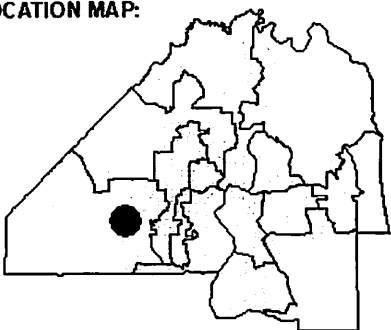

A PART OF TRACT 8 BLOCK 4 SECTION 6, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 5, PAGE 93, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF STRATTON ROAD (60 FOOT R/W) AND THE SOUTHWESTERLY LINE OF SAID TRACT 8; THENCE NORTH 88 DEGREES 06 MINUTES 40 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID TRACT 8 630.86 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 40 SECONDS WEST 330.34 FEET; THENCE SOUTH 88 DEGREES 09 MINUTES 20 SECONDS WEST, 630.16 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF SAID STRATTON ROAD; THENCE SOUTH 00 DEGREES 44 MINUTES 20 SECONDS EAST ALONG SAID RIGHT OF WAY LINE, 330.82 FEET TO THE POINT OF BEGINNING.

November 1, 2021

Exhibit 1  
Page 1 of 1



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: RR-ACRE</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p>  <p><b>TRACKING NUMBER</b></p> <p><b>T-2021-3841</b></p>	 <p>0 160 320 640</p> <p>Feet</p> <p><b>COUNCIL DISTRICT:</b></p> <p><b>12</b></p> <p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>
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**EXHIBIT D**  
**STRATTON ROAD PUD**  
**Written Description**  
**November 30, 2021**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. RE #: 012865-0100
- B. Current Land Use Designation: LDR
- C. Current Zoning District: 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 9 +/- acres of property from 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.

The subject property ("Property") is currently owned by Myko Construction Corporation. The property is located off Stratton Road, as shown on **Exhibit "K"**. The property is designated Low Density Residential ("LDR") in the Future Land Use Map in the City's Comprehensive Plan. The gross density is 3 units per acre and 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. Lot sizes will have a minimum fifty (50) foot lots with two car garages, as conceptually depicted on **Exhibit "E"**. Lot sizes set forth below are a minimum and the proposed development may allow for lot sizes greater than 50 feet. 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: 30 units/9.5 acres = 3 units per acre.

**B. Site Development Standards**

1. *Permitted Uses and Structures:* All uses permitted within the Residential Low-Density District (“RLD”) zoning districts.
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. Width --50 feet
  - b. Area – 5,000 square feet
4. *Maximum lot coverage by all buildings and structures: 50%*
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 Stratton Road 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 or the developer may pay into the recreation and open space fund according to Section 656.420 and pursuant to 2030 Comprehensive Plan Policy 2.2.3.

**C. Landscaping/Landscaped Buffers/Fencing**

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code, as of January 1, 2019, and Article 25 of the Charter of the City of Jacksonville. Developer will provide a six-foot (6’) vinyl fence along the Northern, Eastern, and Southern property boundaries 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 Stratton Road or one (1) permanent, double-faced sign in the median of the entry road to 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. 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.

**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 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. Phasing.**

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).

**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 which provides for architectural review of plans/elevations of home exteriors by homeowners association and provide standards for such review, including requirements that (1) the façade (front) of each single family detached home must have at least two different finishes, one being primary finish and the secondary finish being an accent feature, (2) no panel siding can be used as the primary building product on the façade of any single family detached home. As part of verification of substantial compliance for the first residential use, such covenants and restrictions will be submitted to the Planning and Development Department.

**M. Justification for the PUD Rezoning**

The PUD allows for a unique housing product that will create diversity in the housing market. Due to the unique nature of the housing product and architectural standards, 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.

<b>Element</b>	<b>Zoning Code</b>	<b>Proposed PUD</b>	<b>Reasoning</b>
<b>Fencing</b>	For single family uses:  6ft Fencing is not required by code	For single family uses:  Developer is agreeing to provide 6ft fencing on the Northern, Eastern and Southern portions of the property	Although fencing is not required, the developer is willing to provide fencing so that it will be aesthetically pleasing and provide privacy to the surrounding neighbors.

<b>Architecture</b>	The Zoning Code does not provide for architectural controls.	This PUD allows for architectural review of plans/elevations of home exteriors by an architectural review board.	It provides standard requirements that (1) the façade of each single family detached home must have at least two different finishes, one being primary and the secondary finish being an accent feature, (2) no panel siding can be used as primary building product on the façade. This will provide a unique development that will bring a diversity of housing product to the community.
<b>Engineering</b>	The Zoning Code not provide for the specific location of the Stormwater Management Pond.	This PUD specifies that the stormwater pond will be on the east side of the project abutting the property owners to the east as depicted on the site plan.	The pond will be located on the eastern property line to provide an additional separation from existing property owners.

**O. Names of Development Team**

Agent: Hart Resources, LLC

Planner/Engineer: Kimley Horn.

**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 2030 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

**Stratton Road Chau parcel**

## Land Use Table

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Total gross acreage	<b>9.58</b> Acres	100 %
Amount of each different land use by acreage		
Single family	<b>4.85</b> Acres	<b>50</b> %
Total number of dwelling units	<b>30</b> D.U.	
Multiple family	<b>0</b> Acres	<b>0</b> %
Total number of dwelling units	<b>0</b> D.U.	
Commercial	<b>0</b> Acres	<b>0</b> %
Industrial	<b>0</b> Acres	<b>0</b> %
Other land use	<b>1.60</b> Acres	<b>17</b> %
Active recreation and/or open space	<b>0.24</b> Acres	<b>3</b> %
Passive open space	<b>2.49</b> Acres	<b>26</b> %
Public and private right-of-way	<b>1.30</b> Acres	<b>14</b> %
Maximum coverage of buildings and structures	<b>147,886</b> Sq. Ft.	<b>35</b> %





## Availability Letter

Meagan Perkins

10/18/2021

Hart Resources LLC

8051 Tara Lane

Jacksonville, Florida 32216

Project Name: Stratton Road - Chao

Availability #: 2021-5040

Attn: Meagan Perkins

Thank you for your inquiry regarding the availability of Electric, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

### Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

### Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

[https://www.jea.com/engineering\\_and\\_construction/water\\_and\\_wastewater\\_development/reference\\_materials/](https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/)

### Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

JEA Water, Sewer Reclaim  
Availability Request Team

Availability Number: 2021-5040

Request Received On: 10/15/2021

Availability Response: 10/18/2021

Prepared by: Kyle Watson

Expiration Date: 10/18/2023

### **Project Information**

Name: Stratton Road - Chao

Address: 0 STRATTON RD, JACKSONVILLE, FL 32221

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 10500

Parcel Number: 012865 0100

Location: On the East side of Stratton road south of normandy blvd

Description: 30 single family homes

### **Potable Water Connection**

Water Treatment Grid: North Grid

Connection Point #1: Existing 8 inch and 16 inch water main crossing Stratton Rd approximately 650 feet west of Stratton Lane

Connection Point #2: Existing 8 inch water main at the intersection of Normandy Blvd and Stratton Rd

Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required. Lot will require water main construction in right-of-way and individual water services. Connection to the proposed POC is contingent upon inspection and acceptance of the

Water Special Conditions: mains by JEA. JEA must approve construction and accept the lines prior to meter issuance. If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program by entering your availability number and accessing Step 2 within the project portal.

### **Sewer Connection**

Sewer Grid: Southwest

Connection Point #1: Existing 12 inch force main crossing Stratton Rd approximately 650 feet west of Stratton Lane

Connection Point #2: Existing 16 inch force main at the intersection of Normandy Blvd and Stratton Rd

Each lot will require sewer main construction in right-of-way and individual laterals. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. If gravity flow cannot be achieved, then Sewer POC cannot be utilized unless written approval from the JEA Alternative Connection team is granted to allow a connection which utilizes a privately owned and operated pump system. Request an Alternative Connection approval through the JEA Sages program by entering your availability number and accessing the project portal. If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program by entering your availability number and accessing the project portal. Development Meeting, Plan Submittal and Alternative Connection team requests can be made within Step 2 of the project portal. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through the JEA Sages program by entering your availability number and accessing the project portal. If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program by entering your availability number and accessing the project portal. Force main connection pressure letter and development meeting requests can be made within Step 2 of the project portal.

## Reclaimed Water

### Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions:

**Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Hydrant Flow Test by going to Step 1 in Sages. Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application. Submit your plans for water/waste water review by Step 2 in Sages. Submit your request for a Force Main Connection Pressure letter by accessing Step 2 in Sages. After your plans are approved, you can submit your permit applications by access Step 3 in Sages, select Permit Determination. If your project requires Shop Drawings to be approved you can submit them by**

**Subsequent steps you need accessing Step 3 in Sages. If your project requires the submittal of Deeds, Easements, to take to get service: Plats, Temporary Construction Easements and/or Hold Harmless Agreements, you can submit them by accessing Step 3 in Sages. After your plans, permits and shop drawings have been approved, as applicable, you can request a Pre-Construction Meeting by accessing Step 4 in Sages. Any required inspections you need for your project can be requested by accessing Step 4 in Sages. Project As-Builts can be submitted by accessing Step 4 in Sages. After your as-builts are approved you can submit your Permit COC applications by accessing Step 4 in Sages. After your permits are cleared, you can submit your project Acceptance Package by accessing Step 5 in Sages. After your project has been accepted you can submit your Residential New Service Application by accessing Step 2 in Sages.**