

# STRATTON OAKMONT PUD

## Written Description

August 1, 2024

### I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE#: 012872-0100,012872-0000
- B. Current Land Use Designation: LDR
- C. Current Zoning District: RR-Acre
- D. Proposed Zoning District: PUD

### II. SUMMARY AND PURPOSE OF THE POD/COMPREHENSIVE PLAN CONSISTENCY

Bird Dog, LLC (the "Applicant") proposes to rezone approximately 11.4 +/- acres of property from Rural Residential ("RR") to Planned Unit Development ("PUD"). The property is more particularly described by the legal description (the "Property"). The PUD will be developed in accordance with this PUD Written Description.

The subject property ("Property") is currently owned by Sandra Snowden. The property is located off Stratton Road. The property is designated Low Density Residential ("LDR") in the Future Land Use Map in the City's Comprehensive Plan. The PUD will be developed consistent with the LDR future land use category within a Suburban and Rural Development Area of the 2045 Comprehensive Plan. The PUD shall be developed with a maximum gross density of seven (7) units per acre with centralized potable water and wastewater service.

The proposed residential product will consist of one-story and two-story homes. The proposed development of the property will be both aesthetically and environmentally appealing. A combination of fencing, buffering, landscaping, and architectural designs are provided to create this integrated community and blend the proposed development into the surrounding area.

### III. PUD DEVELOPMENT CRITERIA

#### A. Maximum Density

The PUD will be developed consistent with the LDR future land use category within the Suburban and Rural Development Area of the 2045 Comprehensive Plan. The residential uses shall not exceed a maximum of gross density of seven (7) units per acre cumulatively within the LDR future land use category. The total number of dwelling units allowed within the Stratton Oakmont PUD shall not exceed fifty (50) residential units.

## **B. Site Development Standards**

1. *Permitted Uses and Structures:*
  - a. Single family dwellings.
  - b. Sales/management offices, models, and similar uses.
  - c. Amenity/recreation center, which may include a pool/cabana/clubhouse, health/exercise facility, playground and similar uses.
  - d. Mail center and/or mail scattered cluster boxes.
  - e. Essential services, including water, sewer, gas, telephone, radio and electric, meet the performance standards and development criteria set forth below.
  - f. Home occupations are subject to below.
  - g. Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.
2. *Permitted accessory uses and structures.*
  - a. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.
  - b. Maintenance shed / storage.
3. *Minimum lot requirements (width and area):*
  - a. RLD – 50
  - b. 50' x 110' lots with a 5,000sf minimum.
4. *Maximum lot coverage by all buildings and structures: 50%*
5. *Minimum yard requirements:*
  - a. Front – 20ft.
  - b. Side – 5ft.
  - c. Rear – 10ft.
6. *Maximum height of structures: 35 feet*

**C. Amenity**

1. *Permitted Uses and Structures*

- a. Amenity/recreation center, which may include a swimming pool, cabana/clubhouse, health/exercise facilities, and similar facilities.
- b. Parks, ball fields, playing courts, playgrounds, walking paths and similar facilities including associated stormwater ponds.
- c. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth below.

**CI. Additional Performance Standards**

Additional performance standards for those uses identified shall be as follows:

- 1. Essential services (utility systems) shall be permitted subject to the following conditions:
  - a. Central water systems, sewerage systems, utility lines, pump stations and easements shall be provided in accordance with the appropriate section of the Jacksonville Ordinance Code.

**CII. Land Clearing**

Land clearing and process of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Jacksonville Ordinance Code.

**F. Excavations, Lakes and Ponds**

Excavations, lakes and ponds, dug as part of the developments storm water management system are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Excavations such as lakes, and ponds may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

#### **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 public roads. 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**

A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee as found in [www.coj.net/fees](http://www.coj.net/fees), 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. The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.

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

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code, and Article 25 of the Charter of the City of Jacksonville.

##### **D. Signage**

The applicant may construct up to one (1) permanent identity sign at the entrances to the subdivision on Stratton Road or one (1) permanent, double-faced sign in the median of the entry roads 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**

Each single-family dwelling unit provides for 2 parking spaces.

**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. Permits**

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

**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 as authorized by Section 656.341 of the Zoning Code.

**L. Architectural Review**

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

**M. Justification for the PUD Rezoning**

The PUD allows for a compatible housing product that will create new homes in the housing market, efficient use of the land, efficient provision of utilities and the inclusion of performance standards for the project that will establish the quality, identity and character of the PUD. The proposed development exceeds the minimum requirements of the Zoning Code and therefore requires a PUD.

**N. PUD/Difference from Usual Application of Zoning Code**

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. The design and layout of the PUD is: creative in its planning approach as described above; more desirable than would be possible through strict application of the minimum requirements of the Land Development code; and provides for a more efficient use of land and infrastructure. 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 Western portions of the property as shown on the site plan.	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>Engineering</b>	The Zoning Code does 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 powerlines to the east as depicted on the site plan. This will provide additional separation from the power lines and ensure the residents safety.	One of the ponds will be located on the eastern property line to provide an additional separation from power lines.

**O. Names of Development Team**

Agent: Bird Dog, LLC - Developer

Planner/Engineer: TBD.

**P. Land Use Table**

A Land Use table is attached.

V. **PUD REVIEW CRITERIA**

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

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

C. **Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the Future Land Use Element of the 2045 Comprehensive Plan.

D. **Internal Compatibility:** The PUD provides for integrated design and compatible uses within the PUD.

E. **External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms compatible with surrounding uses.

F. **Maintenance of Common Areas and Infrastructure.** Maintained by Developer.

G. **Usable Open spaces, Plazas, Recreation Areas:** The PUD will comply with the City of Jacksonville Low Density Residential Standards for recreation and/or open spaces.

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.

K. **Sidewalks, Trails, and Bikeways:** The PUD will comply with the City of Jacksonville Standards.

# EXHIBIT F

PUD Name

**Stratton Oakmont**

## Land Use Table

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Total gross acreage	<b>11.4</b> Acres	100 %
Amount of each different land use by acreage		
Single family	<b>11.4</b> Acres	<b>100</b> %
Total number of dwelling units	<b>50</b> D.U.	
Multiple family	Acres	%
Total number of dwelling units	D.U.	
Commercial	Acres	%
Industrial	Acres	%
Other land use	Acres	%
Active recreation and/or open space	Acres	%
Passive open space	Acres	%
Public and private right-of-way	Acres	%
Maximum coverage of buildings and structures	Sq. Ft.	%