

City of Jacksonville, Florida

Lenny Curry, Mayor

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

July 21, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2022-434 **Application for: Hogan Settlement PUD**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico 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 April 14, 2022.
2. The original written description dated May 12, 2022.
3. The original site plan dated April 7, 2022.

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. The development shall be subject to the Transportation Planning division memorandum dated July 11, 2022 or as otherwise approved by the Planning and Development Department.
2. The applicant shall install a six (6) foot high black aluminum "wrought iron" fence inside and generally along the north boundary of the proposed PUD (between the proposed retention pond and the creek).

Planning Department conditions:

1. The development shall be subject to the Transportation Planning division memorandum dated July 11, 2022 or as otherwise approved by the Planning and Development Department.

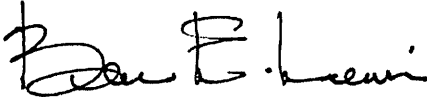
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners. The agent proposed the second condition after a community meeting with the neighbors.

Planning Commission Vote:	6-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Absent
Jordan Elsbury	Aye
Joshua Garrison	Aye
Jason Porter	Aye

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2022-434 TO

PLANNED UNIT DEVELOPMENT

JULY 21, 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 2022-434 to Planned Unit Development.

Location: 7893 Hogan Settlement Road between Fouraker Road and Combs Road

Real Estate Number(s): 007618-0000

Current Zoning District(s): Residential Low Density-60 (RLD-60)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: Northwest, District 5

Applicant/Agent: T.R. Hainline, Esq.
Rogers Towers, PA
1301 Riverplace Boulevard, Suite 1500
Jacksonville Florida 32202

Owner: Connie Michener
1583 Royal Country Drive
Jacksonville Florida 32221

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2022-434 seeks to rezone approximately 15.41 acres of land from Residential Low Density-60 (RLD-60) to PUD. The rezoning to PUD is being sought to allow a maximum of 308 multi-family units.

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. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5708-22C (Ordinance 2022-433) that seeks to amend the portion of the site that is within the Low Density Residential (LDR) land use category to Medium Density Residential (MDR). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5708-22C be approved. 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 1.1.12 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.

(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). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-5708-22C (Ordinance 2022-433) that seeks to amend the portion of land that is within the Low Density Residential (LDR) land use category to Medium Density Residential (MDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a maximum of 308 multi-family residential units. 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: An evaluation of the site plan shows a streetscape on Hogan Settlement and Fouraker Roads that will be similar to many suburban multi-family developments
- The use of topography, physical environment and other natural features: The site plan will use the creek to the north to buffer the multi-family development from the existing single family dwellings.
- The use and variety of building setback lines, separations, and buffering: The intended plan of development will use standard setbacks for the interior buildings.

(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:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The site plan shows a retention pond along the northern boundary where there is an existing creek. The proposed buildings are a minimum of 130 feet from the single family lots to the north.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	PUD (97-800) RLD-60	Single family dwellings
South	LDR CGC	RLD-60 CCG-1	Single family dwellings Commercial retail uses
East	CGC	PUD (03-1041)	Multi-family units
West	LDR CGC	RR-Acre CCG01	Single family dwellings Undeveloped

(6) Intensity of Development

The proposed development is consistent with the Low Density Residential (LDR) functional land use category as a multi-family development. The PUD is appropriate at this location because it will provide an alternative form of housing for those employed in the area.

- The existing residential density and intensity of use of surrounding lands: A multi-family development is to the east. Although there are single family dwellings to the north, a creek and significant vegetation will provide a buffer.
- The availability and location of utility services and public facilities and services: The project will be served by JEA. There are water mains along Fouraker Road and Hogan Settlement Road and a sewer main along Fouraker Road.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The development will have two access points on Hogan Settlement Road.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area

(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.

(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 provide parking at a ratio of 1.5 spaces per unit. Based on previous experience, the Department finds the ratio is sufficient.

(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 July 8, 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 **2022-434** be **APPROVED with the following exhibits:**

1. The original legal description dated April 14, 2022.
2. The original written description dated May 12, 2022.
3. The original site plan dated April 7, 2022.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-434** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

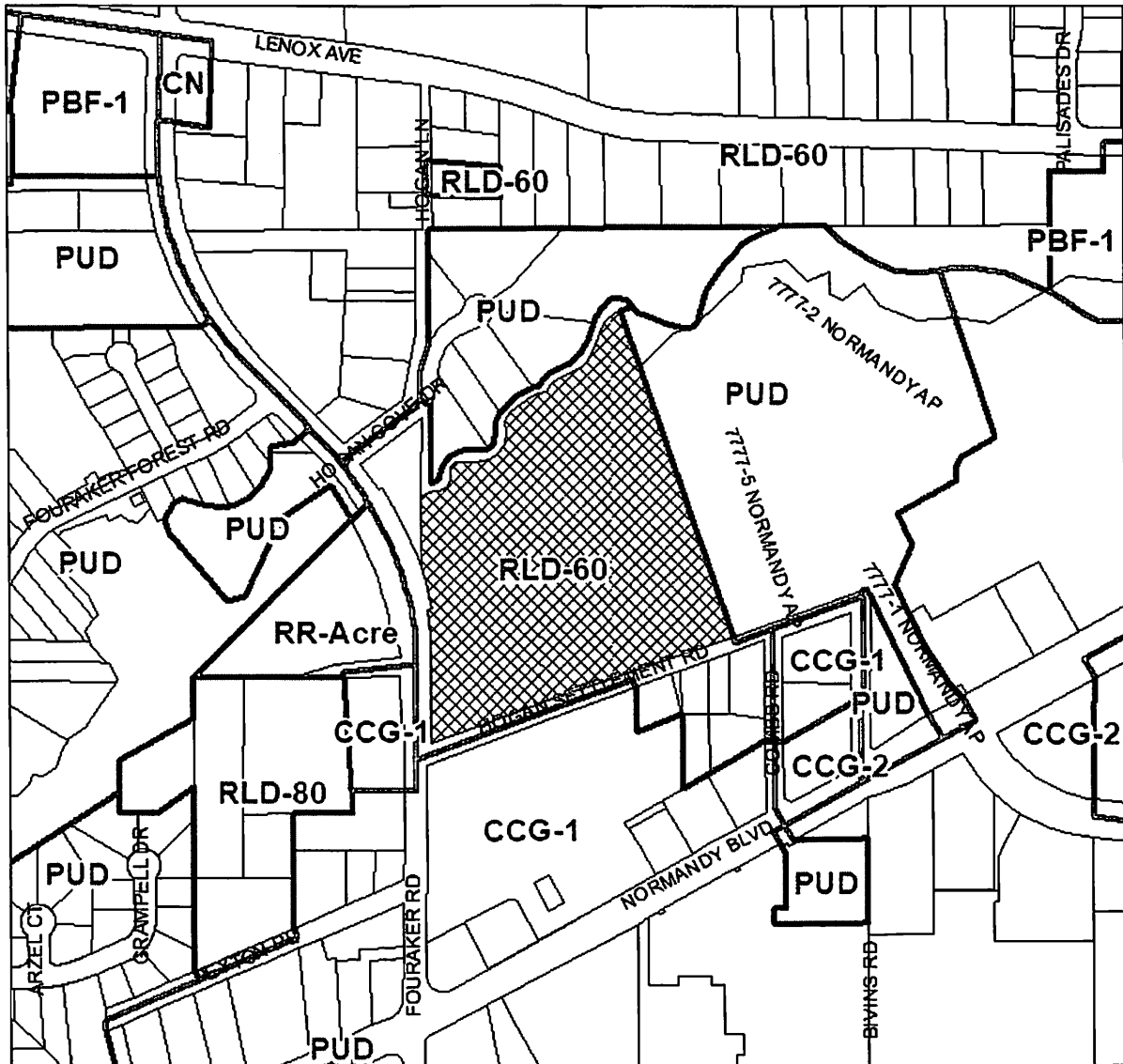
1. The development shall be subject to the Transportation Planning division memorandum dated July 11, 2022 or as otherwise approved by the Planning and Development Department.



View along Hogan Settlement Road



Aerial view of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT:</p> <p>12</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0434</p>	<p>TRACKING NUMBER</p> <p>T-2022-4218</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

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TRANSPORTATION REVIEW

DATE: July 11, 2022

TO: Bruce Lewis, City Planner Supervisor
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Review: PUD 2022-0434

Background Information:

The subject site is approximately 15.41 acres and is accessible from Fouraker Road, a collector facility. Fouraker Road is currently operating at 74.33% of capacity. This segment of Fouraker Road has a maximum daily capacity of 14,742 vehicles per day (vpd) and average daily traffic of 10,958 vpd.

Per the written description, the applicant indicates a maximum of 308 multi-family units (ITE Code 220), which could produce 2,076 daily vehicular trips.

Transportation Planning Division comments to be included in staff report:

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

Transportation Planning Division CONDITIONS the following:

Per conditions set forth in the supplemental memorandum provided and dated 07/11/2022.



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MEMORANDUM

DATE: July 11, 2022

TO: Bruce Lewis, City Planner Supervisor
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Memorandum 2022-0434

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

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

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0434 **Staff Sign-Off/Date** BEL / 05/11/2022
Filing Date 06/08/2022 **Number of Signs to Post** 6
Hearing Dates:
1st City Council 07/26/2022 **Planning Commission** 07/21/2022
Land Use & Zoning 08/02/2022 **2nd City Council** 08/09/2022
Neighborhood Association ROLLING HILLS, WEST JAX CIVIC ASSOC.
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 4218 **Application Status** PENDING
Date Started 04/14/2022 **Date Submitted** 04/14/2022

General Information On Applicant

Last Name HAINLINE **First Name** T.R. **Middle Name**
Company Name ROGERS TOWERS, P.A.
Mailing Address 1301 RIVERPLACE BOULEVARD, SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043465531 **Fax** 9043960663 **Email** THAINLINE@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name MICHENER **First Name** CONNIE **Middle Name**
Company/Trust Name
Mailing Address 1583 ROYAL COUNTRY DRIVE
City JACKSONVILLE **State** FL **Zip Code** 32221
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 007618 0000	12	5	RLD-60	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 #**

5708

Total Land Area (Nearest 1/100th of an Acre) 15.41**Development Number****Proposed PUD Name** HOGAN SETTLEMENT PUD**Justification For Rezoning Application**

SEE EXHIBIT "D"

Location Of Property**General Location**

NORTHEAST QUADRANT OF INTERSECTION OF NORMANDY BLVD & FOURAKER RD

House #	Street Name, Type and Direction	Zip Code
7893	HOGAN SETTLEMENT RD	32221

Between Streets

HOGAN SETTLEMENT ROAD and HOGAN COVE DRIVE

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** : A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** : Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** : Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** : Binding Letter.
- Exhibit D** : Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** : Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** : Land Use Table
- Exhibit G** : Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** : Aerial Photograph.
- Exhibit I** : Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** : Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).

Exhibit K Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- | | |
|--|-------------------|
| 1) Rezoning Application's General Base Fee: | \$2,269.00 |
| 2) Plus Cost Per Acre or Portion Thereof | |
| 15.41 Acres @ \$10.00 /acre: | \$160.00 |
| 3) Plus Notification Costs Per Addressee | |
| 28 Notifications @ \$7.00 /each: | \$196.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,625.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

Legal Description

April 14, 2022

PARCEL 1:

A PART OF THE EASTERLY PORTION OF LOT 4, MARY HOGAN'S SUBDIVISION, AS RECORDED IN THE PLAT BOOK 12, PAGE 59, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON IN THE NORTHERLY LINE OF HOGAN SETTLEMENT ROAD (A 40 FOOT RIGHT-OF-WAY) THAT IS 935.62 FEET EASTERLY OF THE EASTERLY LINE OF FOURAKER ROAD (AN 80 FOOT RIGHT-OF-WAY); THENCE SOUTH 70°46'30" WEST 467.8 FEET ALONG THE NORTHERLY LINE OF SAID HOGAN SETTLEMENT ROAD; THENCE NORTH 8°17'30" WEST 907.5 FEET MORE OR LESS TO THE CENTER LINE OF THAT CERTAIN CREEK AS SHOWN IN THE SAID PLAT OF MARY HOGAN'S SUBDIVISION; THENCE EASTERLY DOWN SAID CREEK FOLLOWING ITS VARIOUS MEANDERINGS TO A POINT THAT IS NORTH 18°32' WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 18°32' EAST 914.4 FEET MORE OR LESS TO THE POINT OF BEGINNING. A PART OF THE LAST DESCRIBED LINE BEING ALONG AN EXISTING FENCE.

PARCEL 2:

A PART OF THE WESTERLY PORTION OF LOT 4, MARY HOGAN'S SUBDIVISION, AS RECORDED IN PLAT BOOK 12, PAGE 59, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON IN THE NORTHERLY LINE OF HOGAN SETTLEMENT ROAD (A 40 FOOT RIGHT-OF-WAY) THAT IS 467.81 FEET EASTERLY OF THE EAST LINE OF FOURAKER ROAD (AN 80 FOOT RIGHT-OF-WAY); THENCE SOUTH 70°46'30" WEST 467.81 FEET ALONG THE NORTHERLY LINE OF SAID HOGAN SETTLEMENT ROAD TO THE EASTERLY LINE OF FOURAKER ROAD; THENCE NORTH 0°37'30" EAST 197.25 FEET ALONG THE EASTERLY LINE OF FOURAKER ROAD TO A P.C. OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 994.93 FEET; THENCE NORTHERLY ALONG SAID CURVE A CHORD BEARING AND DISTANCE OF NORTH 4°52'20" WEST 211.1 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE A 20 FOOT ROAD AS SHOWN ON THE PLAT OF SAID MARY HOGAN'S SUBDIVISION; THENCE NORTH 0°37'30" EAST 314 FEET MORE OR LESS ALONG THE EASTERLY LINE OF SAID 20 FOOT ROAD TO THE CENTER LINE OF THAT CERTAIN CREEK AS SHOWN ON THE PLAT OF THE MARY HOGAN'S SUBDIVISION; THENCE IN AN EASTERLY DIRECTION DOWN SAID CREEK FOLLOWING ITS VARIOUS MEANDERINGS TO A POINT THAT IS

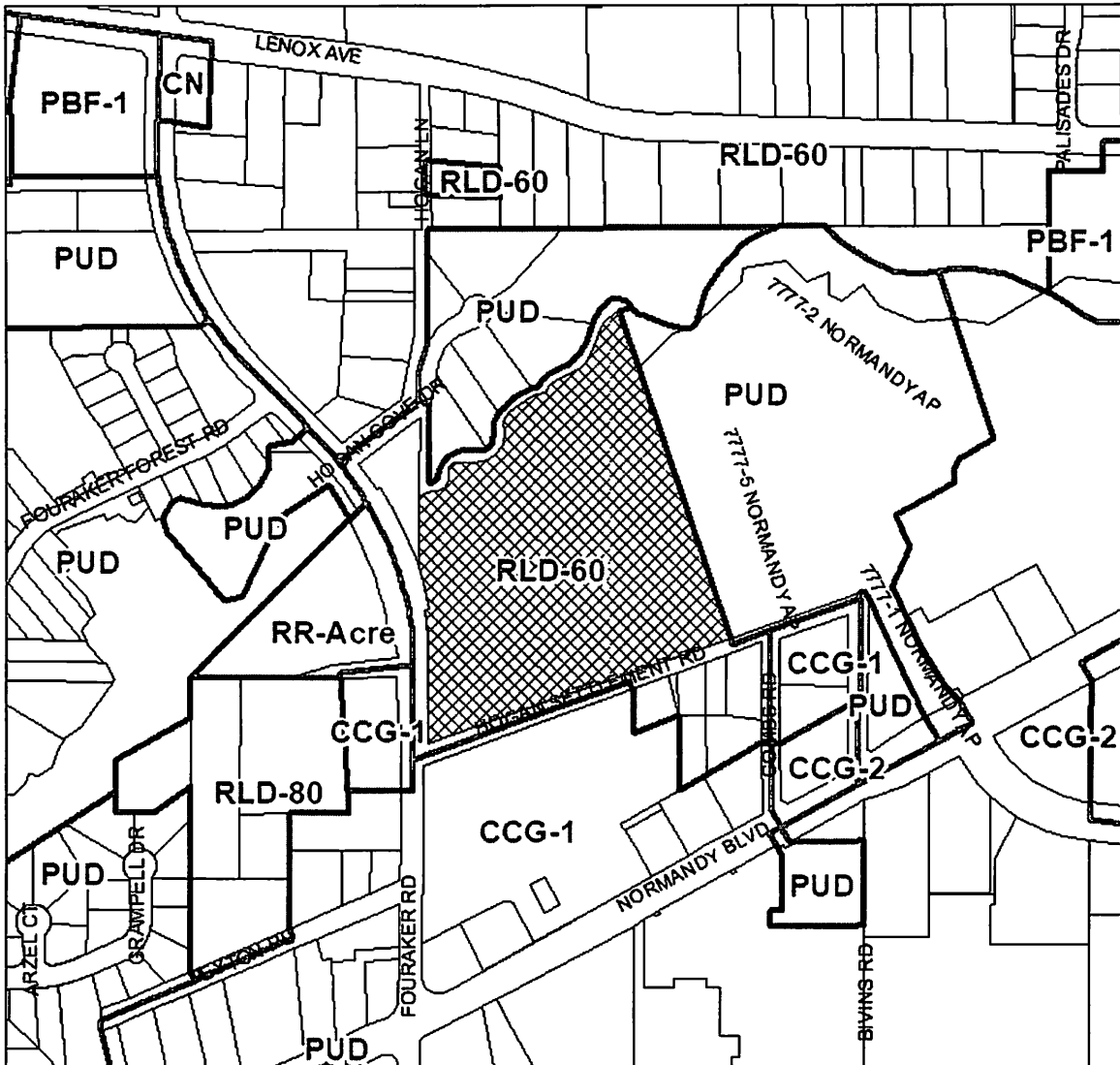
NORTH 8°17'30" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 8°17'30" EAST 907.5 FEET MORE OR LESS TO THE POINT OF BEGINNING.

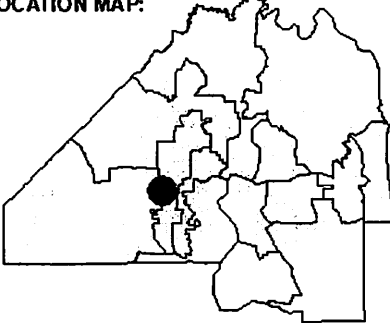

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF LOT 4, MARY HOGAN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 59, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2723, PAGE 473, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF FOURAKER ROAD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE OF HOGAN COVE DRIVE (A 60.00 FOOT PLATTED RIGHT-OF-WAY), HOGAN'S CLIFF ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGES 66, 66A AND 66B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID INTERSECTION ALSO BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 994.99 FEET AND A CENTRAL ANGLE OF 22°01'31"; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 382.49 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING OF SOUTH 27°28'02" EAST AND A CHORD DISTANCE OF 380.14 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID SECTION 27, SAID INTERSECTION BEING A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 4 ALSO BEING A WESTERLY CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2723, PAGE 473, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE NORTH 00°06'21" WEST, ALONG THE WESTERLY LINE OF SAID DESCRIBED LANDS AND SAID EAST LINE OF SECTION 27, A DISTANCE OF 40.02 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1006.99 FEET AND A CENTRAL ANGLE OF 07°19'04"; THENCE SOUTHEASTERLY, DEPARTING THE WESTERLY LINE OF SAID DESCRIBED LANDS AND THE EAST LINE OF SECTION 27 AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 128.61 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING OF SOUTH 14°58'53" EAST AND A CHORD DISTANCE OF 128.52 FEET A POINT ON SAID CURVE; THENCE SOUTH 76°29'52" WEST, A DISTANCE OF 12.01 FEET TO A POINT ON AFORESAID EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF SAID DESCRIBED LANDS, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 994.99 FEET AND A CENTRAL ANGLE OF 05°09'30"; THENCE

NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID WESTERLY DESCRIBED LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 89.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 13°52'32" WEST AND A CHORD DISTANCE OF 89.55 FEET TO THE POINT OF BEGINNING.



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 160 320 640 Feet</p> <p>COUNCIL DISTRICT: 12</p>
<p>TRACKING NUMBER T-2022-4218</p>		<p>EXHIBIT 2 PAGE 1 OF 1</p>

Hogan Settlement PUD

May 12, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 007618-0000
- B. Current Land Use Designation: LDR
- C. Current Zoning District: RLD-60
- D. Proposed Zoning District: PUD
- E. Proposed Land Use Designation: MDR

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

Atlee Development Group, Inc. (the "Applicant") proposes to rezone approximately 15.41 acres of property in the northeast quadrant of the intersection of Fouraker Road and Hogan Settlement Road. The property is more particularly described by the legal description attached to this ordinance as **Exhibit "1"** (the "Property"). As described below, the PUD zoning district is being sought to provide for the development of the Property with multi-family uses (the "PUD"). The PUD shall be developed in accordance with this PUD Written Description and the site plan attached as **Exhibit "4"** to this ordinance (the "Site Plan").

The Property is currently undeveloped, but previously was utilized for a mobile home development. The redevelopment of the Property with multi-family uses, as shown on the Site Plan, will revitalize the Property and provide additional housing opportunities in the area. The redevelopment of the Property with multi-family uses is consistent with the apartment development directly to the east of the Property and the commercial shopping center directly to the south of the Property. The proposed development will be buffered from residential development to the north of the Property by a stormwater facility and wetland area, as shown on the Site Plan.

The Property lies within the Low Density Residential ("LDR") land use category on the Future Land Use Map (FLUM) and within the Urban Development Area of the Comprehensive Plan. As a companion application to this PUD, the Applicant is seeking a land use amendment to designate the Property as Medium Density Residential ("MDR").

III. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	CGC, LDR	CCG-1, RLD-60	Commercial Shopping Center, Single Family Residential
East	CGC	PUD	Apartment Complex
North	LDR	PUD	Single Family Residential, Daycare
West	CGC, LDR	CCG-1, RR-Acre, PUD	Vacant, Single Family Residential

IV. PERMITTED USES

A. Maximum Densities/Intensities

Consistent with the Operative Provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing the MDR Urban Area land use designation, maximum density on the Property shall be 20 units per acre.

B. PUD Conceptual Site Plan and Parcels

The Site Plan shows the proposed PUD layout, including the access points, schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the 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 residential uses within the PUD may be integrated horizontally or vertically (e.g., a “Townhome” with an apartment as a third story).

C. Permitted Uses

1. *Permitted uses and structures.*
 - a. Apartments (rental or condominium ownership).
 - b. Townhomes/carriage homes (fee simple, condominium ownership, or rental).
 - c. Leasing/sales/management offices, models, and similar uses.
 - d. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.

e. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.

f. Mail center.

g. Live-Work uses, subject to the provisions of Part 4 of the Zoning Code.

h. Carwash (self) area for residents.

i. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.

j. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.

k. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.

l. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.

m. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures.*

a. *Minimum lot width*—None.

b. *Maximum gross density*— Twenty (20) units per acre.

c. *Maximum lot coverage by all buildings*— None

d. *Minimum Setback of Principal Structures from Boundary of the Property.* Twenty (20) feet, which shall be in lieu of any additional or different yard requirements.

e. *Maximum height of structure.* Forty-five (45) feet; provided, however, that height may be unlimited where all required setbacks are increased by one (1) foot for each three (3) feet in of building height or fraction thereof in excess of forty-five (45) feet.

f. *Townhome Lot Requirements.* In the event townhomes are constructed for fee simple ownership, such townhomes shall be subject to the requirements of Part 4 of the Zoning Code. Otherwise, townhomes/carriage homes shall be subject to the lot requirements in this PUD.

D. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot as a principal use within the development. Accessory uses shall be subject to the following:

1. An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.
2. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.

E. Height Limitations

Decorative rooftop structures are not included in the maximum height, including: screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

As shown on the Site Plan, access to the Property will be provided via Hogan Settlement Road. Interior access drives will be privately owned and maintained by the owner, an owners' association and/or a management company and may be gated. The location and design of all access points and interior access drives is conceptual, and the final location and design of all access points and interior access drives is subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department.

B. Sidewalks, Trails, and Bikeways

Sidewalks shall be provided as required in the 2030 Comprehensive Plan.

C. Recreation/Open Space

Active recreation/amenities (including active recreational facilities such as playgrounds with play equipment, amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, pedestrian walkways, and similar uses) shall be provided at a ratio of a minimum of 150 square feet of recreational land per residential unit cumulatively throughout the PUD.

D. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with Ordinance Code, Chapter 656, Part 12, except as provided for in Section IV.D.2 above. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

E. Signage

The purpose of these sign standards is to establish a signage program that provides for the identification of the project, uses, users, and tenants and for directional communication. A system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.

1. Project Identity Monument Signs on Fouraker Road.

A maximum of one (1) project identity monument sign will be permitted along Fouraker Road for the project. This sign may be two sided and internally or externally illuminated. This monument sign will not exceed fifteen (15) feet in height and fifty hundred (50) square feet (each side) in area.

2. Project Identity Monument Signs on Hogan Settlement Road.

A maximum of one (1) project identity monument sign will be permitted along Hogan Settlement Road. This sign may be two sided and internally or externally illuminated. This monument sign will not exceed twelve (12) feet in height and twenty-four (24) square feet (each side) in area.

3. Awning Signs.

Awning signs are permitted as set forth for high density residential uses in Section 656.1304, Ordinance Code.

4. Other Signs.

Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of six (6) such signs will be permitted. For pedestrian directional signage, such as “informational sidewalk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of four (4) square feet per side and a maximum of four (4) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Because all project identity signs, as identified in Sections V.E.1 and 2 above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall, awning, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Temporary signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.

Sign Guidelines

Sign Type	General Location	Quantity	Max Area Per Side (sq. ft.)	Max Height (ft.)
Project Identity Monument Sign on Fouraker Road	On Fouraker Road.	1	50	15
Project Identity Monument Signs on Hogan Settlement Road	On Hogan Settlement	1	24	12
Awning Signs	Per Section 656.1304, Ordinance Code			
Vehicular Directional Signs	Project Wide	6	8	
Information Kiosks	Project Wide	4	4	
Temporary Signs	Project Wide		24	

F. Architectural Guidelines.

Buildings, structures, and signage shall be architecturally compatible with those in other uses within the PUD.

G. Construction offices/model units/real estate rental or sales.

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

H. Modifications

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code. (See Section V.I. herein regarding approval by minor modification of a site plan providing for otherwise permitted uses not currently shown on the PUD Conceptual Site Plan.)

I. Site Plan

The configuration of the development as depicted in the Site Plan is conceptual, and revisions to the Site Plan, including but not limited to the locations of the access points, internal circulation, pond(s), trash compactor, parking, buildings, and garages, 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.

An otherwise permitted use not currently shown on the Site Plan may be developed on the Property following approval of a minor modification to incorporate a site plan that complies with the requirements of this PUD.

J. Phasing

The Property may be developed in a single phase by a single developer or in multiple phases by multiple developers. Verifications of compliance or modifications may be sought for the entire Property, individual parcels, or portions of parcels, as they are developed.
Parking and Loading Requirements

For apartment and townhome units, if any, parking will be provided at a minimum of 1.5 parking spaces per unit.

The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential or townhome buildings. The tandem parking spaces may not encroach on the sidewalks. Bicycle parking for multifamily uses shall be provided in accordance with Part 6 of the Zoning Code. If townhomes are individually platted, parking, including bicycle parking, might not be provided "on-site" of each platted lot and instead may be provided "off-site" within the Property.

All loading areas will comply with Sections 656.605 of the Zoning Code.

K. Lighting

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property.

L. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

M. Utilities

The Property is served by JEA.

VI. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on February 18, 2022.

VII. JUSTIFICATION FOR THE PUD REZONING

The PUD proposes to redevelop an under-utilized property and provides for additional housing opportunities in the area. This residential development will support infill development in the area along Normandy Boulevard. The use of the property for multi-family development within the proposed MDR land use category is consistent with the Comprehensive Plan, and the surrounding zoning and land uses. The PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning.

VIII. 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 Site Plan, unless modified; it provides for maximum densities/intensities; for each use, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures which are unique to the design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; it includes variations to the accessory use and performance standards provisions which are consistent with the design of this PUD; it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements; it includes variations from the landscaping provisions consistent with the integrated design of this PUD; it provides for signage tailored to the frontage on multiple roads of different sizes and classifications; and it includes variations from the parking standards

otherwise applicable to accommodate the design of this PUD, and other features of a planned development.

Element	Zoning Code	Proposed PUD	Reasoning
<p>Uses</p>	<p><i>Permitted uses and structures.</i></p> <p>(1) Single-family dwellings.</p> <p>(2) Foster care homes.</p> <p>(3) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.</p> <p>(4) Family day care homes meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(6) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(7) Golf courses meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Country clubs meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Animals, other than household pets, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11) Home occupation meeting the performance standards and development criteria set forth in Part 4.</p> <p><i>Permissible uses by exception.</i></p> <p>(1) Cemeteries and mausoleums but not funeral homes or mortuaries.</p> <p>(2) Schools meeting the performance standards and development criteria set forth</p>	<p>1. <i>Permitted uses and structures.</i></p> <p>a. Apartments (rental or condominium ownership).</p> <p>b. Townhomes/carriage homes (fee simple, condominium ownership, or rental).</p> <p>c. Leasing/sales/management offices, models, and similar uses.</p> <p>d. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.</p> <p>e. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.</p> <p>f. Mail center.</p> <p>g. Live-Work uses, subject to the provisions of Part 4 of the Zoning Code.</p> <p>h. Carwash (self) area for residents.</p> <p>i. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.</p> <p>j. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.</p> <p>k. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.</p>	<p>To allow for the multi-family residential development of the Property.</p>

	<p>in Part 4.</p> <p>(3) Excavations, Lakes, and Borrow pits subject to the regulations contained in Part 9.</p> <p>(4) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(6) Day care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(7) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) Home occupations meeting the performance standards and development criteria set forth in Part 4.</p>	<p>l. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.</p> <p>m. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p><i>Permissible uses by exception.</i> All uses permissible by exception in the RMD-D zoning district.</p> <p>Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot as a principal use within the development. Accessory uses shall be subject to the following:</p> <ol style="list-style-type: none"> 1. An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site. 2. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer. 	
<p>Lot Requirements</p>	<p>RR-Acre</p> <p><i>Minimum lot requirements (width and area).</i></p> <p>For single-family dwellings and mobile homes, the minimum lot requirements (width and area), except as an otherwise required for certain other uses, are as follows:</p> <ol style="list-style-type: none"> (1) Width—100 feet. (2) Area—43,560 square feet. <p><i>Maximum lot coverage by all buildings and</i></p>	<p><i>Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Apartment use.</i></p> <ol style="list-style-type: none"> a. <i>Minimum lot width</i>—None. b. <i>Maximum gross density</i>— Forty (40) units per acre. c. <i>Maximum lot coverage by all buildings</i>— None d. <i>Minimum yard requirements.</i> The minimum yard requirements for all structures 	<p>To allow for flexible interior site design.</p>

	<p><i>structures. 25 percent. Impervious surface ratio as required by Section 654.129.</i></p> <p><i>Minimum yard requirements.</i> The minimum yard requirements for all permitted or permissible uses and structures are as follows:</p> <p>(1) Front—25 feet.</p> <p>(2) Side—Ten feet.</p> <p>(3) Rear—Ten feet.</p> <p><i>Maximum height of structures. 35 feet.</i></p>	<p>are:</p> <p>(i) Front—None.</p> <p>(ii) Side— None.</p> <p>(iii) Rear— None.</p> <p>e. <i>Minimum Setback of Principal Structures from Boundary of the Property.</i> Twenty (20) feet.</p> <p>f. <i>Maximum height of structure.</i> Forty-five (45) feet; provided, however, that height may be unlimited where all required setbacks are increased by one (1) foot for each three (3) feet in of building height or fraction thereof in excess of forty-five (45) feet.</p>	
<p>Signage</p>	<p>RR-Acre</p> <p>(i) One nonilluminated sign not exceeding a maximum of one square foot in area and mounted flat against the wall of the building or structure is permitted, unless otherwise specifically prohibited in the Zoning Code.</p> <p>(ii) One nonilluminated sign not exceeding a maximum of 24square feet in area may be allowed, provided it is specifically authorized in the grant of exception, unless otherwise specifically prohibited in the Zoning Code.</p>	<p>The purpose of these sign standards is to establish a signage program that provides for the identification of the project, uses, users, and tenants and for directional communication. A system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.</p> <p>1. <u>Project Identity Monument Signs on Fouraker Road.</u></p> <p>A maximum of one (1) project identity monument sign will be permitted along Fouraker Road for the project. This sign may be two sided and internally or externally illuminated. This monument sign will not exceed fifteen (15) feet in height and fifty hundred (50) square feet (each side) in area.</p> <p>2. <u>Project Identity Monument Signs on Hogan Settlement Road.</u></p> <p>A maximum of one (1) project identity monument sign will be permitted along Hogan Settlement Road. This sign may be two sided and internally or externally illuminated. This monument sign will not exceed twelve (12) feet in height and twenty-</p>	<p>To ensure adequate signage that is consistent with surrounding developments.</p>

		<p>four (24) square feet (each side) in area.</p> <p>3. <u>Awning Signs.</u></p> <p>Awning signs are permitted as set forth for high density residential uses in Section 656.1304, Ordinance Code.</p> <p>4. <u>Other Signs.</u></p> <p>Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of six (6) such signs will be permitted. For pedestrian directional signage, such as "informational sidewalk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of four (4) square feet per side and a maximum of four (4) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.</p> <p>Because all project identity signs, as identified in Sections V.E.1 and 2 above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall, awning, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.</p> <p>Temporary signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.</p>	
<p>Parking</p>	<p>Part 6 of the Zoning Code.</p>	<p>For apartment and townhome units, if any, parking will be provided at a minimum of 1.5 parking spaces per unit.</p> <p>The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with</p>	<p>To provide for parking consistent with the marketplace.</p>

		<p>the attached garage parking connected to or under the multifamily residential or townhome buildings. The tandem parking spaces may not encroach on the sidewalks. Bicycle parking for multifamily uses shall be provided in accordance with Part 6 of the Zoning Code. If townhomes are individually platted, parking, including bicycle parking, might not be provided "on-site" of each platted lot and instead may be provided "off-site" within the Property.</p> <p>All loading areas will comply with Sections 656.605 of the Zoning Code.</p>	
Temporary Structures	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.

IX. PERMISSIBLE USES BY EXCEPTION

All uses permissible by exception in the RMD-D zoning district.

X. NAMES OF DEVELOPMENT TEAM

Developer: Atlee Development Group, Inc.

Owner: Connie Michener

Planner/Engineer: Bold Line Design

XI. LAND USE TABLE

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

XII. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the MDR land use category. The maximum densities are consistent with those prescribed by the Comprehensive Plan. The proposed development is consistent with the Comprehensive Plan and furthers the following goals, objectives and policies contained therein, including:

FLUE Objective 1.1: Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE Policy 1.1.5: The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

FLUE Policy 1.1.7: Future rezonings shall include consideration of how the rezoning furthers the intent of FLUE Policy 1.1.5.

FLUE Policy 1.1.9: Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

FLUE 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.

FLUE Policy 1.1.18. Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 2.2.8: Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

FLUE Policy 3.2.2: The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

FLUE Objective 6.3. The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

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

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under 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 which are compatible with surrounding uses.

F. Maintenance of Common Areas and Infrastructure: All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).

G. Usable Open spaces, Plazas, Recreation Areas: The PUD provides ample open spaces and recreational opportunities and will provide active recreation for all residential uses consistent with the Ordinance Code and Comprehensive Plan.

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

I. Listed Species Regulations: The Property is less than fifty (50) acres in size, so a listed species survey is not required.

J. Parking Including Loading and Unloading Areas:

For apartment and townhome units, if any, parking will be provided at a minimum of 1.5 parking spaces per unit.

The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential or townhome buildings. The tandem parking spaces may not encroach on the sidewalks. Bicycle parking for multifamily uses shall be provided in accordance with Part 6 of the Zoning Code. If townhomes are individually platted, parking, including bicycle parking, might not be provided "on-site" of each platted lot and instead may be provided "off-site" within the Property.

All loading areas will comply with Sections 656.605 of the Zoning Code.

K. Sidewalks, Trails, and Bikeways: The PUD will comply with the Zoning Code with regards to Sidewalks, Trails, and Bikeways. Furthermore, the location of the PUD contributes to the connectivity and walkability of the area.

PROJECT SUMMARY

8 UNIT BUILDINGS
 3 MIX BUILDING TYPES
 BUILDING HEIGHT 45' +/- (MEASURED TO EAVE)
 BUILDING HEIGHT 56' +/- (MEASURED TO PEAK)
 (2) MIX 1 | 4 STORIES | 48 UNITS PER BLDG
 (5) MIX 2 | 4 STORIES | 36 UNITS PER BLDG
 (1) MIX 3 | 4 STORIES | 32 UNITS PER BLDG

308 UNITS
 136 ONE BED / ONE BATH - 44.16%
 152 TWO BED / TWO BATH - 49.35%
 20 THREE BED / TWO BATH - 6.49%

PARKING
 530 SPACES PROVIDED
 10 HANDICAP SPACES
 14 GARAGES
 2 SEVEN BAY GARAGES

CLUBHOUSE
 6,000 SF ESTIMATED
 INCLUDES LEASING, CLUBROOM & FITNESS

13% RETENTION PROVIDED AS SHOWN
 TO BE CONFIRMED BY OWNER / CIVIL ENGINEER

TEST FIT DISCLAIMER:
 THIS DOCUMENT IS CONCEPTUAL IN NATURE
 AND IS PROVIDED TO PRESENT GENERAL DESIGN
 INTENT ONLY. THE DESIGN IS SUBJECT TO CHANGE
 PENDING INPUT FROM THE PROJECT'S ENGINEERS
 AND ADDITIONAL JURISDICTIONAL REQUIREMENTS
 UNKNOWN AT THE TIME OF PRODUCING THIS
 DOCUMENT.

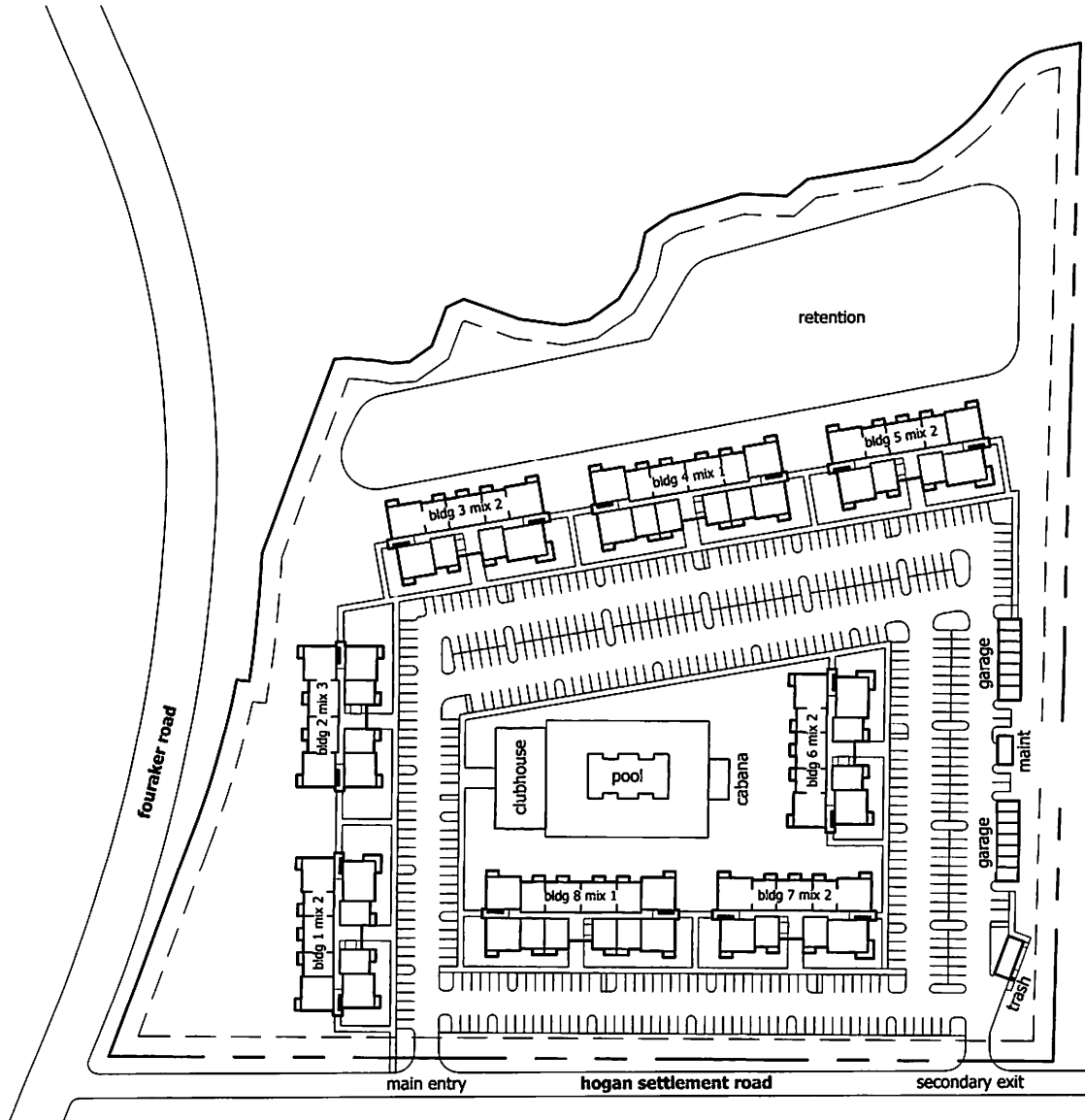


Exhibit 4
 Page 1 of 1

EXHIBIT F

PUD Name

Hogan Settlement PUD

Date

Apr 14, 2022

Land Use Table

Total gross acreage	15.41	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Multiple family	9.8	Acres	63.5 %
Total number of dwelling units	308	D.U.	
Commercial	0	Acres	0 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space	1.06	Acres	7 %
Passive open space, wetlands, pond	4.55	Acres	29.5 %
Public and private right-of-way	0	Acres	0 %
Maximum coverage of non-residential buildings and structures		Sq. Ft.	



Availability Letter

Mike Atlee

1/14/2022

Atlee Development Group, Inc.

5851 Timiquana Rd, 301

Jacksonville, Florida 32210

Project Name: Connie

Availability #: 2022-0176

Attn: Mike Atlee

Thank you for your inquiry regarding the availability of 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/

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,

 Susan West
westsr@jea.com
(904) 665-7980

Availability Number: 2022-0176

Request Received On: 1/13/2022

Availability Response: 1/14/2022

Prepared by: Susan West

Expiration Date: 01/14/2024

Project Information

Name: Connie

Address:

County: Duval County

Type: Sewer,Water

Requested Flow: 62500

Parcel Number: 007618 0000

Location:

Description: Proposed apartment site.

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16 inch water main and associated stubs along Fouraker Rd

Connection Point #2: Existing 10 inch water main along Hogan Settlement Rd


Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: Southwest

Connection Point #1: Existing 8 inch force main and associated stubs along Fouraker Rd

Connection Point #2:

 Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov 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: Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

Subsequent steps you need to take to get service: **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.**