

SITE DATA

APPLICATION NAME	HYATT ROAD
FLU DESIGNATION	PENDING
EXISTING ZONING	IL
PROPOSED ZONING	PUD
REAL ESTATE NUMBER	108137-0100
EXISTING USE	VACANT
PROPOSED USE	RESIDENTIAL
SITE AREA (TOTAL GROSS ACREAGE)	14.35 AC.
DENSITY / AC.	20.63 DU./AC.
DWELLING UNITS	296 DU.
1 BEDROOM	152 DU., 51.4%
2 BEDROOM	128 DU., 43.2%
3 BEDROOM	16 DU., 5.4%

MAX. BUILDING HEIGHT
 PROPOSED BUILDING HEIGHT: 47.5'
 PROPOSED GROUND LEVEL BUILDING COVERAGE: 21.2 AC. 14.8%

PASSIVE OPEN SPACE
 REQUIRED ACTIVE RECREATION AREA (150 SF / DU): 2.24 AC. 15.6%

PROPOSED ACTIVE RECREATION AREA
 1.02 AC. 9.1%

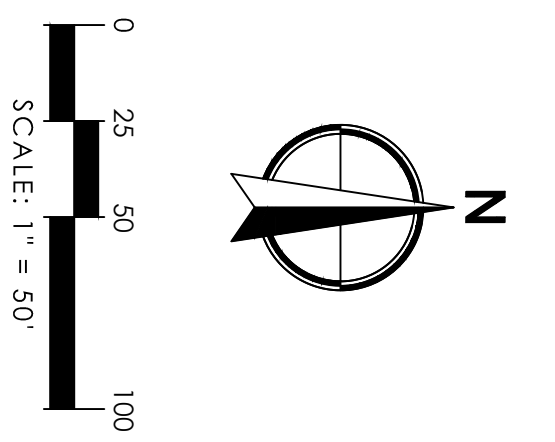
RESIDENTIAL INTERVIOUS SURFACE RATIOS
 AS REQUIRED BY SECTION 654.129: 10.9 AC. 75.6%

LAKE SURFACE AREA
 2.27 AC. (15.82%)

REQUIRED PARKING
 75 SP. / 1 BDRM (157 DU.)
 2.25 SP. / 2 BDRM (128 DU.)
 2.25 SP. / 3 BDRM (16 DU.)
 * ADA PARKING (INCLUDED)
 PROPOSED PARKING: 565 SP.
 * ADA PARKING (INCLUDED): 13 SP.
 PROPOSED OFF-STREET BICYCLE PARKING (0.125 SP. / BDRM): 57 SP.
 PROPOSED OFF-STREET BICYCLE PARKING: 58 SP.

PROPERTY DEVELOPMENT REGULATIONS

ZONING DISTRICT (PUD)	LOT DIMENSIONS (WIDTH x DEPTH)	MAX. BLDG. HEIGHT	MIN. YARD REQUIREMENTS (FRONT)	MIN. YARD REQUIREMENTS (SIDE)	MIN. YARD REQUIREMENTS (REAR)	MAX. LOT COVERAGE
REQUIRED	6,000 SF	75'	47.5'	22.5'	22.5'	50%
PROPOSED	625,361 SF	822'	81.5'	47.5'	88'	15.6%



REVISIONS

NO.	DATE	DESCRIPTION	BY

CAD 739800-PL-SP
 JOB NO. 7398.00
 DRAWN BY BPV
 CHECK BY SP
 DATE 2022-06-03

Jan. 17, 2023

HYATT ROAD PROPERTY
 CITY OF JACKSONVILLE, FLORIDA

PUD SITE PLAN

SHEET:
 SP-1

WGI
 2035 Vista Parkway, West Palm Beach, FL 33411
 Phone: 561-832-2222 | www.wgi.com
 Cert No. 6091 - LB No. 7055