

Woodmen/Trout River PUD

Written Description

December 21, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 021160-1000
- B. Current Land Use Designation: LDR
- C. Current Zoning District: PBF-2
- D. Proposed Zoning District: PUD
- E. Proposed Land Use Designation: MDR

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

The applicant proposes to rezone approximately 11.37 acres of property along Trout River Boulevard located southeast of the I-295 West Beltway and west of Wagner Road. The property is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the Planned Unit Development (the “PUD”) zoning district is being sought to provide for the redevelopment of the Property with townhomes containing two units in each building (referred to herein as “duplexes”) with a common scheme of development, as shown on the PUD Conceptual Site Plan dated November 4, 2022 (the “Site Plan”). The PUD shall be developed in accordance with this PUD Written Description and the Site Plan, which is attached to this ordinance as **Exhibit “4.”**

The Property currently contains a WoodmenLife Insurance Company campus. The redevelopment of the Property with duplexes, as shown on the Site Plan and described herein, will revitalize the Property and serve as a catalyst for development and positive uses in this area. The single parcel that comprises the Property is designated as Low Density Residential (“LDR”) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan and is within the Urban Development Area. As a companion application to this PUD, the Applicant is seeking a land use amendment to designate the Property from LDR to Medium Density Residential (MDR).

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

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	LDR	RR-Acre, RLD-60	Church, High School, Single Family Residential, Vacant
East	LDR	PUD, RR-Acre	Single Family Residential
North	LDR	PUD, RR-Acre	Single Family Residential, Vacant
West	CGC, LDR	PUD, RR-Acre	Single Family Residential, Vacant

III. DESCRIPTION OF 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. Permitted Uses

1. *Permitted uses and structures.* Those uses and structures permitted in the RMD-A zoning district, except that townhomes shall be subject to Section 656.414 of the Zoning Code and duplexes shall be subject to Section III.B.4.a of this Written Description.
2. *Permissible uses by exception.* Those uses permitted by exception in the RMD-A zoning district.
3. *Maximum gross density.* The MDR land use category in the Urban Development Area permits a maximum of 20 units per acre.
4. *Lot and yard requirements.* Those lot and yard requirements permitted in the RMD-A zoning district, except that townhomes shall be subject to Section 656.414 of the Zoning Code and duplexes shall be subject to the below:
 - a. *For Duplexes:*
 - i. *Minimum lot width*—15 feet; 20 feet for end units.
 - ii. *Minimum lot area*—1,300 square feet.
 - iii. *Maximum gross density*—20 units per acre.
 - iv. *Maximum lot coverage by all buildings*—70 percent.
 - v. *Minimum yard requirements.* The minimum yard requirements for all duplexes are:
 - (1) Front—20 feet.
 - (2) Side—5 feet per building.
 - (3) Rear—10 feet.
 - vi. *Maximum height of structure*—35 feet.
5. *Patios/porches.* Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within the required rear yard,

but shall not be located within five (5) feet of a property line.

6. *A/C Units.* A/C Units or similar exterior structures shall be permitted for each unit and may be located within the required rear or side yards, but shall not be located within five (5) feet of a property line.

C. Excavations, Lakes, Ponds

Excavations, lakes, and ponds, dug as a part of the development's stormwater retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, etc., may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

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. If developed with multi-family uses, 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, except as otherwise provided for in Section III.B. above.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

1. Recreation

Active recreation will be provided pursuant to Policies 2.2.5 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code.

2. Access

As shown on the Site Plan, access to the Property shall be provided on Trout River Boulevard. Interior access drives will be public. 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.

3. Signage

A maximum of two (2) single or one (1) double-sided, externally illuminated or

nonilluminated signs not exceeding twenty-four (24) square feet in area per side are permitted and shall not exceed twenty (20) feet in height.

4. Construction offices/model homes/real estate 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.

5. Silviculture Uses May Continue.

Silviculture operations are a permitted use in this PUD and may continue on the Property until build-out.

6. Landscaping/Buffer

Landscape and tree protection will be provided in accordance with Part 12 of the City’s Zoning Code (Landscape and Tree Protection regulations).

7. 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 IV.8 herein regarding approval by minor modification of a site plan providing for otherwise permitted uses not currently shown on the PUD Conceptual Site Plan.)

8. PUD Conceptual 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. The uses within the PUD may be integrated horizontally or vertically.

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.

9. Parking

Parking will be provided in accordance with Part 6 of the City’s Zoning Code (Off-street Parking and Loading Regulations) (2022), except that no guest parking spaces shall be required for townhomes or duplexes with two-car garages. To the extent that any townhomes or duplexes are developed with single car garages, guest parking shall only be provided for in the amount required by Section 656.604(a)(2) of the Zoning Code.

10. Sidewalks, Trails and Bikeways

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

11. Shared Common Wall

All duplex dwellings will be constructed with two (2) units per building, which will share a common wall.

12. Utilities

The Property is served by JEA.

13. 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.

14. Lighting

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

15. Stormwater Retention

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

V. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on September 1, 2022.

VI. JUSTIFICATION FOR THE PUD REZONING.

The PUD proposes to redevelop an under-utilized property in a corridor that needs a new catalyst development. As described above, this PUD is being requested to permit the development of a duplex community with a common scheme of development. This residential development will fill a much-needed niche in the housing market, i.e., the “missing middle,” by adding to the range of types of housing available to future homeowners.

This use of the property within the MDR land use category of the Comprehensive Plan will help strengthen and sustain the surrounding uses. The PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. The PUD allows for certain deviations from the Zoning Code based on the fact that the intended development is for duplexes, and the Zoning Code requirements for townhomes are designed primarily for townhomes containing more than two units within each building. The PUD design ensures consistency with the surrounding zoning and existing uses.

VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF THE 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, minimum lot area, maximum lot coverage, minimum yard requirements, and maximum height of structures which are unique to the urban 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 urban 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 allows for reduced setbacks for townhomes developed as duplexes; and it allows for reduced guest parking for townhomes or duplexes with two-car garages. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
<p>Uses</p>	<p>RMD-A</p> <p><i>Permitted uses and structures.</i></p> <p>(1) Single-family dwellings.</p> <p>(2) Multiple-family dwellings (RMD-B, RMD-C, and RMD-D Districts only).</p> <p>(3) Townhomes, subject to Section 656.414.</p> <p>(4) Housing for the elderly.</p> <p>(5) Family day care homes meeting the performance standards and development criteria set forth in Part 4.</p> <p>(6) Foster care homes.</p> <p>(7) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) 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>(9) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Golf courses meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.</p> <p>(12) Country clubs meeting the performance standards and development criteria set forth in Part 4.</p>	<p><i>Permitted uses and structures.</i></p> <p>Those uses and structures permitted in the RMD-A zoning district, except that townhomes shall be subject to Section 656.414 of the Zoning Code and duplexes shall be subject to Section III.B.4.a of this Written Description.</p> <p><i>Accessory uses and structures.</i></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> <p>(a) If developed with multi-family uses, 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.</p> <p>(b) Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code, except as otherwise provided for in Section III.B. above.</p>	<p>To allow for the development of duplexes on the Property.</p>

	<p>(13) Home occupations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(b) <i>Permitted accessory uses and structures.</i></p> <p>(1) See Section 656.403.</p> <p>(2) In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers, establishments for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests with no signs or other external evidence of the existence of these establishments.</p> <p>(3) In connection with housing for the elderly, in projects with a minimum of 150 bedrooms, facilities for the sale of alcoholic beverages to occupants and their guests in accordance with (i) a Special Restaurant Exception beverage license issued pursuant to F.S. Ch. 561, as may be amended from time to time, and (ii) Part 8 of the City's Zoning Code; provided, that there are no signs or other external evidence of the existence of these facilities.</p> <p>(c) <i>Permissible uses by exception.</i></p> <p>(1) Cemeteries and mausoleums but not funeral home or mortuaries.</p> <p>(2) Schools meeting the performance standards and development criteria set forth in the Part 4.</p> <p>(3) 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) Nursing homes.</p> <p>(8) Residential treatment facilities.</p> <p>(9) Private clubs.</p> <p>(10) Commercial Neighborhood Retail Sales and Service or Professional Office structurally integrated with a</p>		
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	<p>multi-family use, not exceeding 25% of the structure which it is a part.</p> <p>(11) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(12) Home occupations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(13) Emergency shelter homes (RMD-C and RMD-D Districts only).</p> <p>(14) Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.</p> <p>(15) Golf driving ranges.</p> <p>(16) Boarding houses (RMD-D and RMD-E Districts only).</p> <p>(17) Group care homes (RMD-B, RMD-C, RMD-D and RMD-E Districts only).</p>		
<p>Lot Requirements</p>	<p>RMD-A</p> <p><i>Minimum lot requirements (width and area).</i> For single-family dwellings, mobile homes and multiple-family dwellings the minimum lot requirements (width and area), except as otherwise required for certain other uses, are as follows:</p> <p>(1) Single-family dwellings (RMD-A through RMD-D):</p> <p>(i) Width—40 feet.</p> <p>(ii) Area—4,000 square feet.</p> <p>(2) All other uses:</p> <p>(i) Width—60 feet.</p> <p>(ii) Area as provided below, or as otherwise required pursuant to the performance standards and development criteria set forth in Part 4:</p> <p>(A) RMD-B—6,000 square feet for the first two family units and 4,400 square feet for each additional unit, not to exceed ten units per acre.</p> <p>(B) RMD-C—6,000 square feet for the first two family units and 2,900 square feet for each additional unit, not to exceed 15 units per acre.</p> <p>(C) RMD-D—6,000 square feet for the first two family units and 2,100 square feet for each additional unit not to exceed 20 units per acre.</p> <p><i>Maximum lot coverage by all buildings and structures.</i> 50 percent. <i>Impervious surface ratios</i> as required by Section 654.129.</p> <p><i>Multiple-family dwellings on same lot.</i> A multiple-family dwelling with four units or</p>	<p><i>Lot and yard requirements.</i> Those lot and yard requirements permitted in the RMD-A zoning district, except that townhomes shall be subject to Section 656.414 of the Zoning Code and duplexes shall be subject to the below:</p> <p>a. For Duplexes:</p> <p>i. Minimum lot width—15 feet; 20 feet for end units.</p> <p>ii. Minimum lot area—1,300 square feet.</p> <p>iii. Maximum gross density—20 units per acre.</p> <p>iv. Maximum lot coverage by all buildings—70 percent.</p> <p>v. Minimum yard requirements. The minimum yard requirements for all duplexes are:</p> <p>(1) Front—20 feet.</p> <p>(2) Side—5 feet per building.</p> <p>(3) Rear—10 feet.</p> <p>vi. Maximum height of structure—45 feet.</p> <p>vii. Patios/porches. Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces,</p>	<p>To allow for flexible interior site design.</p> <p>Section 656.414 of the Zoning Code requires a minimum lot width of 25 feet and minimum side yard setback of 10 feet for end units on townhomes. This PUD reduces the minimum lot width to 20 feet and side yard setback to 5 feet for townhomes developed as duplexes.</p> <p>This PUD allows for development of duplexes in a manner consistent with the spirit and intent of the Zoning Code. Section 656.414 of the Zoning Code is intended to address townhomes with 3 or more units in each building (e.g. it contains lot requirements for interior units). In a duplex, both units are end units. Given the fewer units in the building and the smaller overall size of each building, it is logical to reduce the minimum lot width and side yard setback. The proposed setback for duplexes of 5 feet is the same as for single family homes in the RLD-60 zoning district and greater than the required setback for single-family homes in the RMD-A zoning district.</p>

	<p>more that directly faces, or backs up to, another multiple-family dwelling with at least four units shall provide a separation of at least 40 feet.</p> <p><i>Minimum yard requirements.</i></p> <p>(1) Multiple-family dwellings:</p> <p>(i) Front—20 feet.</p> <p>(ii) Side—Ten feet.</p> <p>(iii) Rear—20 feet.</p> <p>(2) Multiple-family dwellings with more than one principal structure on the lot:</p> <p>(i) Front—20 feet.</p> <p>(ii) Side—20 feet.</p> <p>(iii) Rear—20 feet.</p> <p>(3) Single-family dwellings located on individual lots:</p> <p>(i) Front—20 feet.</p> <p>(ii) Side—3 feet, or zero lot line provided ten feet on one side between buildings. For existing single family residential uses, zero lot line shall only be permitted through an Administrative Deviation.</p> <p>(iii) Rear—Ten feet.</p> <p>(4) All other uses:</p> <p>(i) Front—20 feet.</p> <p>(ii) Side—20 feet.</p> <p>(iii) Rear—20 feet.</p> <p>(5) Accessory use structures used in conjunction with multiple-family:</p> <p>(i) Front—Accessory uses or structures shall not be permitted in a required front yard.</p> <p>(ii) Side and rear—Ten feet.</p> <p><i>Maximum height of structures.</i></p> <p>(1) Single-family dwellings, rooming houses, boardinghouses, child care centers, day care centers —35 feet.</p> <p>(2) All other uses—45 feet; provided, however, that height may be unlimited where all required yards are increased by one foot for each one feet of building height or fraction thereof in excess of 45 feet.</p>	<p>courtyards, or similar exterior structures, shall be permitted for each unit and may be located within the required rear yard, but shall not be located within five (5) feet of a property line.</p> <p>viii. A/C Units. A/C Units or similar exterior structures shall be permitted for each unit and may be located within the required rear or side yards, but shall not be located within five (5) feet of a property line.</p>	
Parking	Part 6 of the Zoning Code.	Parking will be provided in accordance with Part 6 of the City’s Zoning Code (Off-street Parking and Loading Regulations) (2022), except that no guest parking spaces shall be required for townhomes or duplexes with two-car garages. To the extent that any townhomes or duplexes are developed with single car garages, guest parking shall only be provided for in the amount required by Section 656.604(a)(2) of the Zoning Code.	To provide for parking consistent with the marketplace.
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.
Guest	Part 6 of the Zoning Code requires one	This PUD requires no guest parking for	In the event townhomes or duplexes are

Parking	guest parking space for every 3 townhome units.	townhomes or duplex units with two-car garages.	constructed with two-car garages, ample parking will be provided in garages and driveways, without the need for additional guest parking, as is necessary with units with one-car garages.
Signage	That which is permitted in accordance with Part 13 of the Zoning Code for property within the RMD-A zoning district.	A maximum of two (2) single or double-sided, externally illuminated or nonilluminated signs not exceeding twenty-four (24) square feet in area per side are permitted and shall not exceed twenty (20) feet in height.	To provide for adequate signage.

VIII. Names of Development Team

- a. Developer: D.R. Horton, Inc. – Jacksonville
- b. Planner/Engineer: Halff Associates, Inc.
- c. Architects: TBD

IX. Land Use Table

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

X. PUD REVIEW CRITERIA

1. Consistency With the Comprehensive Plan:

The PUD will be developed consistent with the MDR land use category of the 2030 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2030 Comprehensive Plan: Future Land Use Element Objectives 1.1, 1.2, 3.1 and 6.3, and Policies 1.1.1, 1.1.5, 1.1.7, 1.1.9, 1.1.10, 1.1.12, 1.1.18, 1.1.22, 3.1.1, 3.1.15, and 3.1.11.

2. Consistency with the Concurrency Management System:

The PUD will comply with the Concurrency and Mobility Management System

3. Allocation of Residential Land Use:

The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

4. Internal Compatibility:

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

5. External Compatibility/Intensity of Development:

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

6. Maintenance of Common Areas and Infrastructure:

All common areas and infrastructure, excluding roadways dedicated to the City of Jacksonville, will be maintained by the owner, maintenance company and/or one or more owners' association(s).

7. 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.

8. Impact on Wetlands:

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

9. Listed Species Regulations:

The Property is less than fifty (50) acres in size and therefore a listed species survey is not required.

10. Sidewalks, Trails, and Bikeways:

The PUD will comply with the Zoning Code with regards to Sidewalks, Trails, and Bikeways.

EXHIBIT F

PUD name

Woodmen Trout River

Total Gross Acreage	11.37 acres	100.00 %
Amount of each different land use by acreage		
Single family	0.00 Acres	0.00 %
Total number of units	0 D.U.	
Multiple family	6.37 Acres	56.02 %
Total number of units	110 D.U.	
Commercial	0.00 Acres	0.00 %
Industrial	0.00 Acres	0.00 %
Other land use	0.00 Acres	0.00 %
Active recreation and/or open space	0.44 Acres	3.87 %
Passive open space, wetlands or ponds	2.20 Acres	19.35 %
Public and/or private right-of-way	2.00 Acres	17.59 %
Maximum coverage of non-residential buildings or structures	0.00 Sq. ft.	0 %