

**PUD WRITTEN DESCRIPTION  
 CYPRESS PLAZA APARTMENTS PUD  
 February 8, 2022**

**I. PROJECT DESCRIPTION**

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 12.95 acres of property to allow for a multifamily development on the property located at 0 Baymeadows Road (RE# 152578 2020) and 7311 Baymeadows Way West (RE# 152578 2040) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. The Property falls within the Belfort Station DRI and has BP land use and PUD zoning per Ordinances 1974-577 and 2017-180.

As originally submitted, the Belfort Station DRI did not provide for multifamily use. Through subsequent amendments, a portion of the acreage was converted to the Galleria Point DRI to the north, which was later amended to incorporate multifamily use and developed with the Windsor Falls Condominiums and Deerfoot Point Condominiums. Similar amendments to add multifamily as a permitted use within the Belfort Station DRI and to amend Map H to designate the Property as residential/office are filed as companions to this rezoning along with a RPI land use amendment. The proposed amendments add a for-rent multifamily option to the adjoining DRIs and provide for a better mix of uses and infill density resulting in an overall reduction of vehicle miles traveled as desired within the Urban Priority Area.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	BP	PUD (1974-577)	Cypress Plaza Business Park
East	BP/LI	IBP, PUD, IL	I-95
South	BP	PUD (1974-577)	Deerwood Center
West	BP/LI	PUD (1974-577), IL	Cypress Plaza Business Park, Deerwood Center

- B. Project name: Cypress Plaza Apartments PUD.
- C. Project engineer: England-Thims & Miller, Inc.
- D. Project developer: RISE Properties, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: BP.
- G. Current zoning district: PUD (Ordinances 1974-577 and 2017-180).

H. Requested zoning district: PUD.

I. Real estate numbers: 152578 2020 and 152578 2040.

## **II. QUANTITATIVE DATA**

A. Total acreage: 12.95 acres

B. Total number of multifamily units: 331 units.

## **III. STATEMENTS**

A. How does the proposed PUD differ from the usual application of the Zoning Code?

This PUD is filed to add multifamily as a permitted use within the Belfort Station DRI through an RPI land use amendment. Accordingly, this PUD adopts regulations consistent with the CRO zoning district except as detailed below.

1. The following uses that are permitted or permissible in the CRO zoning district are modified as followed:
    - a. New single-family dwellings are not included in this PUD.
    - b. Home occupations are included as a permitted use.
    - c. Restaurants remain a use by exception only but without a limitation on the number of seats that may be provided.
  2. Lot width and area requirements are reduced to zero (0) except as required for certain uses.
  3. Height is permitted up to sixty (60) feet.
  4. For residential use, parking at a minimum ratio of 1.35 spaces per unit is required, bicycle parking is required at a rate of two percent (2%) of the required parking, and no dedicated loading spaces are required. There is no limitation on the maximum number of parking spaces that can be provided.
  5. Signage shall comply with the requirements for industrial zoning districts.
- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

#### **IV. USES AND RESTRICTIONS**

##### **A. Permitted Uses:**

1. Multiple-family dwellings and associated amenities including, but not limited to clubhouses, indoor and outdoor recreation areas, pools, and dog parks.
2. Medical and dental office or clinics (but not hospitals).
3. Professional and business offices.
4. Schools meeting the performance standards and development criteria set forth in Part 4.
5. Vocational, trade or business schools.
6. Colleges and universities.
7. Fraternity and sorority houses.
8. Home occupations meeting the performance standards and development criteria set forth in Part 4.
9. Community residential homes of up to six (6) residents meeting the performance standards and development criteria set forth in Part 4.
10. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
11. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
12. Libraries, museums and community centers.
13. Radio and television broadcasting studios and offices (subject to Part 15).
14. Banks without drive-through, savings and loan institutions, and similar uses.

15. Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
16. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand alone structure not exceeding four thousand (4,000) square feet.
17. Employment office (but not a day labor pool).
18. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

1. Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
2. Day care centers meeting the performance standards and development criteria set forth in Part 4.
3. Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption only.
4. Retail outlets for the sale of food, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), and dry cleaning pickup stations, all not to exceed fifty percent (50%) of the gross floor area of the buildings of which they are a part.
  - a. Sale, display and preparation shall be conducted within a completely enclosed building.
  - b. Products shall be sold only at retail.
  - c. No sale, display or storage of secondhand merchandise shall be permitted.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.
2. In connection with multifamily 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.
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.

**V. DESIGN GUIDELINES**

A. Lot Requirements:

1. Minimum lot width and area: None, except as otherwise required for certain uses.
2. Maximum lot coverage by all buildings. None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.
3. Minimum yard requirements.
  - a. Front – Twenty (20) feet.
  - b. Side – Ten (10) feet.
  - c. Rear – Twenty (20) feet.
  - d. Accessory use structures used in conjunction with multiple-family:
    - (1) Front – Accessory uses or structures shall not be permitted in a required front yard.
    - (2) Side – Five (5) feet.
    - (3) Rear – Five (5) feet.

4. Maximum height of structures:

- a. Sixty (60) feet.
- b. Accessory Use Structures – Fifteen (15) feet, provided the structure may be one (1) foot higher for each three (3) feet of additional setback up to the height of the primary structure or the structure shall otherwise be required the same setbacks of the primary structure.

B. Ingress, Egress and Circulation:

- 1. *Parking Requirements.* Parking for residential use shall be provided at a rate of 1.35 spaces per unit and may be provided in surface lots, structured parking, and/or garages. There is no limitation on the maximum number of spaces that can be provided. In addition, residential uses shall provide bicycle parking spaces at a rate of two percent (2%) of required parking spaces. Residential uses require zero (0) dedicated loading spaces provided that loading activity shall be conducted on site and not within a public right of way. All other uses shall provide parking pursuant to Part 6 of the Zoning Code.
- 2. *Vehicular Access.* Vehicular access to the Property shall be by way of Baymeadows Way, substantially as shown on the Site Plan.
- 3. *Pedestrian Access.* As required by the 2030 Comprehensive Plan.

C. Signs: Signs for this development shall be consistent with the requirements for CRO zoning districts as set forth in Part 13 of the Zoning Code.

D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, one (1) tree shall be planted for every forty (40) linear feet of road frontage and may be clustered.

E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.

F. Utilities: Essential services, including water, sewer, gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.

G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

**VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2030 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2030 Comprehensive Plan and specifically contributes to:

*Future Land Use Element*

1. Policy 1.1.8 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
2. 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.
3. 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.
4. Policy 1.1.16 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
  - (1) Creation of like uses;
  - (2) Creation of complementary uses;
  - (3) Enhancement of transportation connections;
  - (4) Use of noise, odor, vibration and visual/ aesthetic controls; and/or
  - (5) Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
5. 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.

6. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
7. Policy 1.2.9 - Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.
8. Policy 1.3.4 - New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.
9. Objective 3.1 - Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single- family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.
10. Policy 3.1.3 - The City shall develop through the Planning and Development Department an incentive program to promote infilling of residential development on vacant land designated for residential use on the Future Land Use Map series. These incentives will be reflected in the Zoning Code of the City's Land Development Regulations.
11. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.
12. 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.

*Housing Element*

13. Objective 1.1 The City shall assist the private sector in providing an adequate supply of new dwelling units of various types, sizes and costs.
14. Policy 1.1.1: The City in its Land Development Regulations, shall continue to provide incentives such as higher densities or special design considerations, to encourage the building of a wide variety of housing types, designs, and price ranges; and promote an equitable distribution of housing choices throughout the City.
15. Policy 1.1.4: The City's Planning and Development Department shall ensure that the Future Land Use Element shall include an adequate supply of land for various types of residential uses needed in the City and that the required infrastructure will be in place concurrent with the impact of proposed developments.

**B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.

**C. Allocation of residential land use.**

The property is located within the Urban Priority Character Area and subject to a companion small-scale land use amendment to RPI. The RPI category is primarily intended to accommodate medium to high density residential, professional office and institutional uses at a maximum gross density of up to forty (40) units per acre but limited to twenty (20) units per acre when part of a single use development. Due to the Property's inclusion within the Belfort Station DRI and the PUD originally adopted therewith, the mix of uses desired within the Urban Priority Area RPI category has been established for the overall project. Accordingly, density at a rate of twenty-six (26) units per acre is requested.

**D. Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Baymeadows Way. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

**E. External compatibility/ Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. As originally contemplated, the Property falls within an area of the Belfort Station DRI designated for light industrial use. However, the pattern of development north and south of the project east of Baymeadows Way includes primarily office and educational uses. Accordingly, the proposed development provides for greater compatibility and potential for internal capture within the DRI project.

- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2030 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit E.
- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** The proposed PUD provides a minimum of 1.35 spaces per residential unit which is consistent with market demand and will be consistent with the requirements of Part 6 of the Zoning Code for all other uses.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the 2030 Comprehensive Plan and the pattern of development in the Belfort Station DRI.