

PUD WRITTEN DESCRIPTION
CYPRESS BAYMEADOWS PUD
July 17, 2024

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 2.9 acres of property to permit multi-family development on the property located at 0 Baymeadows Way West (RE# 152578 2080) as more particularly described in Exhibit 1 (the “Property”) and depicted in the conceptual site plan attached as Exhibit 4 (the “Site Plan”). The Property falls within the Belfort Station DRI, approved pursuant to 1974-690, as amended (the “DRI”), and has BP land use and PUD zoning pursuant to Ordinance 1974-577-E. Filed with this PUD is a land use amendment requesting HDR land use (the “Land Use Amendment”). The Property is also located within the Urban Priority Character Area and an area of Situational Compatibility.

As originally submitted, the Belfort Station DRI did not provide for multi-family 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 multi-family use and developed with the Windsor Falls Condominiums and Deerfoot Point Condominiums. Subsequently, multi-family use in the Belfort Station DRI was approved in 2022 to provide much-needed infill housing and bring a greater mix of uses to the southern portion of the original DRI area. Applicant seeks to develop compatible multi-family residential dwellings. However, the availability of development rights has dwindled since the first multi-family approval within the DRI. As a result, a companion DRI modification is filed within this PUD to remove the Property from the DRI and permit Applicant to utilize the City of Jacksonville’s (the “City”) mobility fee system to mitigate for transportation impacts (the “DRI Modification”). The required mitigation for the DRI transportation impacts have already been provided such that permitting the Property to utilize the mobility fee system produces extra benefit to the transportation network that otherwise would not occur.

Upon approval of the DRI Modification, the Land Use Amendment, and this PUD, Applicant shall not need development rights under the DRI to construct the development proposed in the Site Plan and shall be entitled to utilize the City’s mobility fee system to mitigate for transportation impacts of the development proposed in the Site Plan. Applicant shall receive any credits against the collection of mobility fees for any contribution related to public facilities or infrastructure, including land dedication, site planning and design, or construction on a dollar-for-dollar basis as required by Florida law and/or City ordinance.

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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 | RPI | PUD (2022-143) | Multi-family |
| East | BP | PUD (1974-577) | Parking lot |
| South | BP | IBP | Office |
| West | LI | IL | Undeveloped/Office |

- B. Project name: Cypress Baymeadows PUD.
- C. Project engineer: Adkison Engineering.
- D. Project developer: Pivot REI Homes, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: BP.
- G. Current zoning district: PUD (Ordinance 1974-577-E).
- H. Requested land use designation: HDR.
- I. Requested zoning district: PUD.
- J. Real estate number: 152578 2080.

II. QUANTITATIVE DATA

- A. Total acreage: 2.9 acres.
- B. Proposed amount of residential units: A maximum of one hundred sixty (160) dwelling units. The total amount of residential dwellings at final buildout may be below one hundred sixty (160) units without having to modify the Site Plan.

III. STATEMENTS

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

This PUD generally adopts the RHD-B zoning district regulations, but (1) reduces the minimum lot width and area to permit potential condominium or subdivision, (2) adopts site-specific minimum yard requirements, and (3) requires multi-family parking to be provided at a ratio of 1.35 spaces per unit with no separately designated guest or loading spaces required.

B. Explanation of proposed deviations or waivers.

These provisions are needed to facilitate the proposed development depicted in the Site Plan to promote infill housing and greater mix of uses within the area. The reduced parking is consistent with the multi-family development directly to the north of the Property approved pursuant to Ordinance 2022-143. The Property's location in the Urban Priority Character Area and its proximity to mass transit and business parks support the required parking ratio.

C. 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 and/or a HOA, CDD, or similar entity 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. Multi-family residential dwellings, including townhomes which are subject to the design guidelines set forth in Section 656.414.
2. Commercial neighborhood retail and service establishments structurally integrated with a multiple-family dwelling not exceeding 25% of the total floor area.
3. Professional office uses structurally integrated with a multiple-family dwelling not exceeding 25% of the total floor area.
4. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
5. Housing for the elderly.
6. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
7. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
8. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.

9. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
10. Home occupations meeting the performance standards and development criteria set forth in Part 4 and State statute.
11. Family day care homes meeting the performance and development criteria set forth in Part 4.

B. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403 of the Zoning Code.
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.

C. Permissible uses by exception:

1. Cemeteries and mausoleums but not funeral homes or mortuaries.
2. Elementary and secondary schools meeting the performance standards and development criteria set forth in Part 4.
3. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
4. Nursing homes.
5. Residential treatment facilities.
6. Private clubs.
7. Day care centers meeting the performances standards and development criteria set forth in Part 4.
8. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
9. Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.

10. Boarding houses.

11. Supporting Commercial Retail Sales and Service Establishments or Supporting Professional Offices uses in conjunction with multi-family.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot width: None.
2. Minimum lot area: None.
3. Maximum lot coverage by all buildings: eighty percent (80%). Maximum impervious surface ratio shall be eighty-five percent (85%).
4. Minimum yard requirements:
 - a. Front – Twenty (20) feet.
 - b. Side – Ten (10) feet.
 - c. Rear – Ten (10) feet.
 - d. These minimum yard requirements shall not apply to individual multi-family units if subdivided for condominiums or fee simple townhomes but shall be required around the perimeter of the Property.
5. Maximum height of structures: Sixty (60) feet, provided, however, that the height may be unlimited where all required yards are increased by one foot for each three (3) feet of building height or fraction thereof in excess of sixty (60) feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking for multi-family dwellings shall be provided at a minimum ratio of 1.35 spaces per unit with no maximum. Separately designated guest parking spaces are not required. Parking may be provided on a lot or parcel that is (or will be) owned or managed by an HOA or a similar entity. Separately designated loading spaces are not required for townhomes or multi-family development. 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, as conceptually shown on the Site Plan. The final location of any access point

shall be subject to the review and approval of the Planning and Development Department.

3. *Pedestrian Access.* As required by City regulations.
- C. **Signs:** Signs for this development shall be consistent with the requirements for the RHD-B zoning district 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.
- E. **Recreation and Open Space:** Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
- F. **Utilities:** Essential services, including water, sewer, and 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.
- H. **Modifications:** The Site Plan is conceptual in nature and subject to change. Changes to density as set forth herein and changes to the location and configuration of stormwater facilities and other infrastructure, open space, and wetlands are allowed without a modification to the PUD and Site Plan. Changes to the Site Plan to provide for a surface parked, “garden-style” multi-family complex shall be permitted by administrative modification so long as the unit count is equal to or less than one hundred sixty (160), the proposed access point remains substantively the same, and the complex complies with the Design Guidelines set forth in Section V. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code or as set forth herein.

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 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City’s 2045 Comprehensive Plan and specifically contributes to:

Future Land Use Element

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. 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.
3. Policy 1.1.6 - 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.
4. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
 - a. Potential for the development of blighting or other negative influences on abutting properties
 - b. Traffic Impacts
 - c. Site Access
 - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
 - e. Configuration and orientation of the property
 - f. Natural or man-made buffers and boundaries
 - g. Height of development
 - h. Bulk and scale of development
 - i. Building orientation
 - j. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food
5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:

- a. Creation of complementary uses;
 - b. Enhancement of transportation connections;
 - c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. 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.
 7. 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.
 8. Policy 1.2.8 - 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.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

- a. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
- b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
- c. Subdivision (non-residential and residential) where:
 - i. The collection system of a regional utility company is greater than ¼ mile from the proposed subdivision.
 - ii. Each lot is a minimum of ½ acre unsubmerged property.
 - iii. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five-year period.

9. Goal 3 - To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
 10. 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.
- 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.** This PUD permits multi-family (including townhome) development. This PUD proposes a maximum of one hundred sixty (160) multi-family units.
- D. Internal compatibility.** The Site Plan conceptually depicts access and circulation within the site. Access to the site is available from Baymeadows Way. Location of the access point shown on the Site Plan as well as final design of the access point 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. In 2022, the City approved a land use amendment with a site-specific text amendment, a DRI amendment, and rezoning to increase the permitted density under the RPI land use category for the abutting parcels to the north of the Property. That development is approved for three hundred thirty-one (331) dwelling units on 12.95 acres. Although the requested density is higher in this PUD, the overall unit count and size of the Property results in less external impacts. Further, this infill project within the Urban Priority Area will promote a mix of uses within the business parks to the north, west and south and encourage internal capture. The Property also has two (2) bus stops within several hundred feet for residents to have convenient access to mass transportation.
- F. Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be 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.** Parking for multi-family dwellings shall be provided at a minimum ratio of 1.35 spaces per unit with no maximum. Separately designated guest parking spaces are not required. Parking may be provided on a lot or parcel that is (or will be) owned or managed by an HOA or a similar entity. Separately designated loading spaces are not required for townhomes or multi-family development. All other uses shall provide parking pursuant to Part 6 of the Zoning Code.

- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

EXHIBIT F

Land Use Table

| | | |
|--|------------------|--------------|
| Total gross acreage | <u>2.9</u> Acres | <u>100</u> % |
| Amount of each different land use by acreage | | |
| Single family | _____ Acres | _____ % |
| Total number of dwelling units | _____ D.U. | |
| Multiple family | <u>2.9</u> Acres | <u>100</u> % |
| Total number of dwelling units | <u>160</u> D.U. | |
| Commercial | _____ Acres | _____ % |
| Industrial | _____ Acres | _____ % |
| Other land use (Hospital and related uses) | _____ Acres | _____ % |
| Active recreation and/or open space | _____ Acres | _____ % |
| Passive open space | _____ Acres | _____ % |
| Public and private right-of-way | _____ Acres | _____ % |

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.