

**PUD WRITTEN DESCRIPTION
MADISON PALMS AFFORDABLE HOUSING PUD
September 19, 2022**

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses:

Applicant seeks this PUD to provide for affordable workforce housing consistent with the intent of Section 125.01055(6), Florida Statutes, for the property located at 8300 Merrill Road (RE# 120735 0040) as more particularly described in the legal description filed herewith (the “Property”). This PUD will permit development of affordable housing as defined under Section 420.0004, Florida Statutes, and as conceptually depicted in the site plan (the “Project”).

The Property is located in the Greater Arlington community and is designated MDR land use with PBF-2 and RMD-A zoning. The Property is also located in the Urban Development Area. Applicant seeks to convert the existing church use to affordable workforce housing for individuals or families whose total annual adjusted gross household income does not exceed one hundred percent (100%) (or as adjusted by the Florida Housing Finance Corporation) of the median annual adjusted gross income (“AMI”) for households within Duval County. Notwithstanding its location within the Greater Arlington zoning overlay and CRA, the Project shall be developed in accordance with this written narrative and shall be exempt from the Greater Arlington zoning overlay provisions.

The Property is located along the Merrill Road corridor, just west of I-295. The Merrill Road corridor features a mix of uses that are consistent with the Project, including commercial retail, condominiums and apartments. The Property is surrounded by the following uses:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	PBF	PUD (2013-0098)	Merrill Road Elementary School, RV One Superstores
East	MDR	RMD-A	Single family
South	MDR	PBF-2	Undeveloped, retention pond
West	MDR, NC	PUD (2003-0778), PUD (2008-0231)	Racetrac gas station

- B. Project name: Madison Palms Affordable Housing PUD.
- C. Project engineer: Bold Line Design.
- D. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.

- E. Current land use designation: MDR.
- F. Current zoning district: PBF-2 and RMD-A.
- G. Requested zoning district: PUD.
- H. Real estate numbers: 120735 0040.

II. QUANTITATIVE DATA

- A. Total acreage: 12.16 acres.
- B. Total number of residential units: Two hundred forty (240) units for affordable workforce housing for residents earning one hundred percent (100%) AMI or less.

III. STATEMENTS

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

In order to provide for a viable affordable workforce housing community, this PUD generally adopts the RMD-D zoning district and exempts the Greater Arlington zoning overlay provisions, with the following exceptions:

1. Minimum lot width and area are not required except for certain uses.
 2. Maximum lot coverage is not required.
 3. The maximum height is fifty (50) feet; provided, however, that height may be unlimited where all required yards are increased by one (1) foot for each one (1) feet of building height or fraction thereof in excess of fifty (50) feet.
 4. Parking for multi-family is required to be at a minimum rate of 1.75 spaces per unit. Separate loading spaces are not required provided that loading is conducted interior to the site and out of a public right-of-way.
- 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. Single family dwellings.
2. Multi-family dwellings.
3. Townhomes, subject to Section 656.414.
4. Housing for the elderly.
5. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
6. Foster care homes.
7. Community residential homes of six (6) or fewer residents meeting the performance standards and development criteria set forth in Part 4.
8. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
9. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
10. Golf courses 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. Country clubs meeting the performance standards and development criteria set forth in Part 4.
13. Home occupations meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

1. Cemeteries and mausoleums but not funeral home or mortuaries.
2. Schools meeting the performance standards and development criteria set forth in Part 4.

3. Borrow pits subject to the regulations contained in Part 9.
 4. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
 5. Day care centers meeting the performance standards and development criteria set forth in Part 4.
 6. Nursing homes.
 7. Residential treatment facilities.
 8. Private clubs.
 9. Commercial neighborhood retail sales and service or professional office structurally integrated with a multi-family use, not exceeding twenty-five percent (25%) of the structure which it is a part.
 10. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
 11. Emergency shelter homes.
 12. Home occupations meeting the performance standards and development criteria set forth in Part 4.
 13. Community residential homes of seven (7) to fourteen (14) residents meeting the performance standards and development criteria set forth in Part 4.
 14. Golf driving ranges.
 15. Boarding houses.
 16. Group care homes.
- C. Permitted Accessory Uses and Structures:
1. As permitted in Section 656.403.
 2. In connection with multi-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 multi-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 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 – Twenty (20) feet.
 - c. Rear – Twenty (20) feet.
 - d. Accessory use structures used in conjunction with multi-family:
 - (1) Front – Accessory uses or structures shall not be permitted in a required front yard.
 - (2) Side – Ten (10) feet.
 - (3) Rear – Ten (10) feet.
4. Maximum height of structures:
 - a. Fifty (50) feet; provided, however, that height may be unlimited where all required yards are increased by one (1) foot for each one (1) feet of building height or fraction thereof in excess of fifty (50) feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking for multi-family uses shall be required at a minimum rate of 1.75 parking spaces per unit with no maximum restriction on the number of parking spaces provided. Separate loading spaces are not required; provided, however, that loading must be conducted on site and not within a public

right of way. Bicycle parking shall be provided as required under Part 6 of the Zoning Code. All other uses shall provide parking pursuant to Part 6.

2. *Vehicular Access.* Vehicular access to the Property shall be by way of Merrill Road, substantially as shown on the Site Plan.
 3. *Pedestrian Access.* As required by City regulations.
- C. *Signs:* Signs for this development shall be consistent with the requirements for the RMD-D 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 2030 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.

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. 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.
2. 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.

3. 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.
4. Policy 1.1.10 - Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.

10. 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.
11. 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.
12. 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.
13. Policy 3.1.17 - The City shall, through Land Development Regulations, require higher density residential development and supporting commercial facilities to locate on major arterial or collector roads used for mass transit routes, and in proximity to major employment areas in order to ensure the efficient use of land, public facilities, and services, and transportation corridors.
14. Policy 3.1.28 - The City Council may approve the development of permanent affordable housing contingent upon funding from the Florida Housing Finance Corporation, the Jacksonville Housing Finance Authority, or the U.S. Department of Housing and Urban Development HOME Investment Partnership annual grant to the City of Jacksonville on any parcel designated on the Future Land Use Map and the Zoning Atlas for residential, commercial or industrial use. Permanent affordable housing approved under this policy must comply with the definition for affordable as defined in Section 420.0004, Florida Statutes (F.S.). Development densities shall be consistent with the requirements of the funding agreements provided by the Florida Housing Finance Corporation, the Jacksonville Housing Finance Authority, or the City of Jacksonville through the HOME Investment Partnership grant program.

The Land Development Regulations shall be amended to include the process to review and requirements to approve permanent affordable housing projects authorized under this policy.

15. 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.
16. Objective 3.2 - Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
17. 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.
18. 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

19. 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.
20. 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.
21. 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.
22. Objective 1.2 - The City shall increase the availability of affordable housing by assisting the private sector in reducing the cost of providing a diverse housing stock and in rehabilitating housing, which is affordable and available to all socioeconomic groups and special needs households, in order to ensure that approximately 19,000 additional dwelling units shall be added to the housing stock by 2030 to meet the needs of low and very low income households. The above needed dwelling units are based on the assumption that the ratio of low and very low income households remains constant at 37% of the total households. The

number of affordable units provided will be higher if this ratio increases, and lower if the ratio decreases.

23. Policy 1.2.2 - The City shall continue to offer incentives to encourage the private sector to provide more housing in price ranges accessible to very low, low, and moderate income families.
24. Objective 1.3 - The City shall ensure that Land Development Regulations allow for the provision of sites for low and moderate income housing, manufactured homes, elderly housing, and group homes, in an amount equal to the needs indicated in Objective 1.2, utilizing both new locations and in-fill sites.
25. Policy 1.3.2 - The City shall facilitate the availability of housing for low and moderate income families by:
 - a. Increasing home ownership for low and moderate income families;
 - b. Renovating existing dwelling units for affordable rental units;
 - c. And building new affordable rental units.

Such funding sources as HOME, Community Development Block Grants (CDBG), State Housing Initiatives Partnership Program (SHIP), and private funding will be employed.

- 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 Project proposes residential development consistent with the MDR land use category.
- D. **Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Merrill Road. 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.
- 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 1.75 parking spaces per residential unit. All other uses shall provide parking consistent with Part 6.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

EXHIBIT F

Land Use Table

Total gross acreage	<u>12.16</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>12.16</u> Acres	<u>100</u> %
Total number of dwelling units	<u>240</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.