

WRITTEN DESCRIPTION
7820 Arlington Apartments

3.20.20

I. PROJECT DESCRIPTION

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

Address: 7820 Arlington Expressway, Jacksonville, FL
Size: 4.79 acres.
Access: Provided via off-site easement to Arlington Expressway outer road.
Existing Use: Prior Office Bldg. (Prior Fed Bldg.)
Proposed Uses: 118 multi-family Residential Units
Surrounding Uses: East: Vacant Office
North: Vacant Commercial / Vacant Parcel / Arlington Expressway
West: Wetlands / Multi - Family Development / Amenity Center
South: Wetlands / Multi-Family Development

B. Project Name: 7820 Arlington Apartments

C. Project Architect: Mike Koppenhafer AIA, Fischer Koppenhafer
9104 Cypress Green Drive,
Jacksonville, FL 32256
kope@fkaid.com
904-367-0077

D. Project Planner / Engineer: Joe Loretta, PLA, Halff - Michael Coffey, PE
6621 Southpoint Dr. N. Suite 300
Jacksonville, FL 32216
jloretta@halff.com / mcoffey@halff.com
904-441-8365

E. Project Developer: Marc Kozman
Kozman Realty Inc.
108 Bent Pine Court
Ponte Vedra Beach , FL 32082
marckozman@gmail.com

F. Current Land Use Designation: 1.8 acre CGC & 2.99 acre RPI /
Concurrent Small Scale Comp Plan Amendment to HDR

G. Current Zoning District: CCG-2 & CRO

H. Requested Zoning District: PUD

I. Real Estate Number(s): 142483 0100

March 20, 2020

II. QUANTITATIVE DATA

- A. Total Acreage: 4.79 acres
- B. Total number of dwelling units: 118 units
- C. Total amount of non-residential floor area: 15,000 for non-residential to include amenity areas, storage, etc. These uses are for residents only.
- D. Total amount of recreation area: 17,700 SF Min. (Shown 19,900 SF)
Final plan shall meet or exceed minimum requirement
- E. Total amount of open space: 30% of property will be maintained impervious.
- F. Total amount of public/private rights of way: n.a
- G. Total amount of land coverage of all buildings and structures: 10%
- H. Phase schedule of construction (include initiation dates and completion dates): The overall project is expected to be completed in 1 phase and will take approximately 12-15 months for completion

III. STATEMENTS

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

The PUD is requesting residential uses only on a parcel that was primarily utilized before as an office building. The PUD text should generally conform to Residential High Density criteria. A PUD is requested due to the complementary FLUE modification that is being requested simultaneously.

The parcel has joint access, utility and stormwater easements with the adjacent surrounding parcels. Primary access is through the two parcels to the North (Parcel #142483-0020 and #142483-0040). The easements associated with Parcel #142483-0020 include Book 3608, Page 789; Book 3641, Page 630; and Book 5433, Page 661. The easements associated with Parcel #142483-0400 include Book 3718, Page 892; and Book 6027, Page 1059.

- 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.

The property has no facilities on-site envisioned to be maintained by the City. This site will maintain all functions by on-site management.

IV. USES AND RESTRICTIONS

- A. Permitted Uses: Those uses allowable within Sec. 656.307.11(a) Residential High Density A or B / permitted uses and structures.
- B. Permissible Uses by Exception: n/a
- C. Limitations on Permitted or Permissible Uses by Exception: n/a

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D. Permitted Accessory Uses and Structures: Those uses allowable within Sec. 656.307.II(b) permitted accessory uses and structures.

E. Restrictions on Uses: n/a

V. DESIGN GUIDELINES

A. Lot Requirements: Lot requirements shall conform to Sec. 656.307.II Residential High Density A criteria.

(1) *Minimum lot area*: 1,100 SF for each family unit, not to exceed 32 units per acre

(2) *Minimum lot width*: n/a

(3) *Maximum lot coverage*: 60% for all buildings

(4) *Minimum front yard*: 20' (10' for accessory buildings)

(5) *Minimum side yard*: 10'

(6) *Minimum rear yard*: 20' (10' for accessory buildings)

(7) *Maximum height of structures*: Maximum height shall be 45 feet; provided, however, that the height may be unlimited where all required yards are increased by one foot for each one foot of building height or fraction thereof in excess of 45 feet.

The existing building height is 80.3 feet and is expected to be maintained as is. The existing building is setback 60 feet from the front property line. Per code the building is allowed to be 85' in height from the front property line.

B. Ingress, Egress and Circulation:

(1) *Parking Requirements*. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access*.

a. Vehicular access to the Property shall be by way of a 24' driveway connected via easement to the Arlington Expressway, substantially as shown in the Site Plan. There is additional access to the site at the north-eastern corner connecting to adjacent parking areas. The final location of all access points is subject to the review and approval of the Development Services Division.

b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access*.

a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

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Exhibit 3
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C. Signs:

(1) One (1) double faced or two (2) single faced signs not to exceed 24 square feet in area and 20 feet in height.

(2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted. Wall Signs shall not be allowed on the southern side of the building.

(3) Directional or directing sign means an on-premises incidental sign, not exceeding a maximum of four square feet in area, designed to guide or direct pedestrian or vehicular traffic for information only. Such signs shall not contain any form of advertisement and shall not be included in calculating the maximum area or the number of signs under this Chapter.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space:

A minimum of 150 square feet of active recreation area shall be provided per each multi-family dwelling unit.

F. Utilities

Water will be provided by JEA.

Sanitary sewer will be provided by JEA. There will be an on-site private lift station.

Electric will be provided by JEA.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property and showing the general layout of the overall Property.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

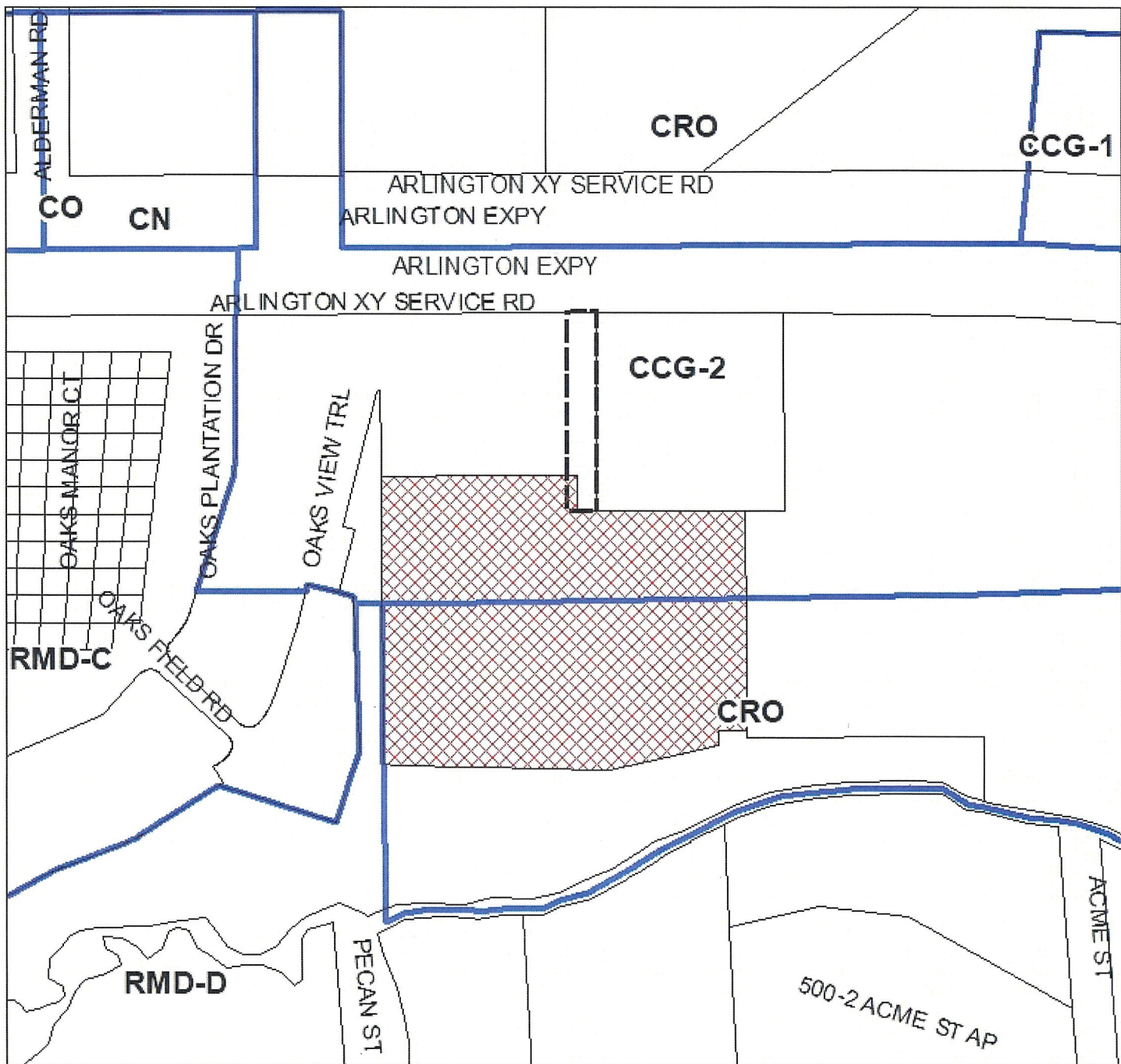
The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

A. Is requesting approval concurrent with a small scale land-use modification, thus providing clarity as to the proposed use of the property.

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area. The property will act as a typical transition between medium density residential and wetlands to the south and west, with higher density office and commercial to the north.

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan, creating affordable market rate apartments along major bus routes within the City.

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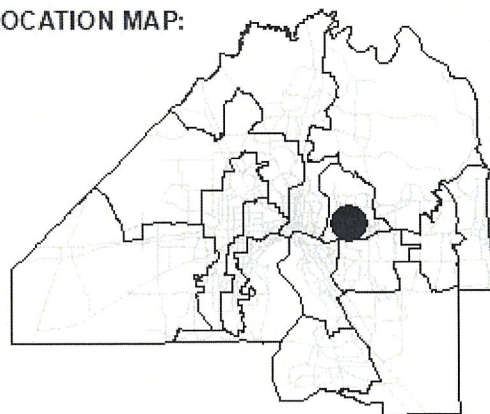


REQUEST SOUGHT:

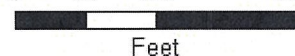
FROM: CCG-2 & CRO

TO: PUD

LOCATION MAP:



0 80 160 320



COUNCIL DISTRICT:

1

TRACKING NUMBER

T-2020-2751

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