

Lake Forest PUD
Written Description
September 28, 2021

I. PROJECT DESCRIPTION. The Lake Forest PUD is being proposed to allow for the redevelopment of the closed Lake Forest Elementary School. This application is sought by Duval County Public Schools in cooperation with Ability Housing, Inc., a non-profit housing development company. Ability Housing currently leases the property and anticipates taking ownership as part of the proposed development.

The site is approximately 9.9 acres and is located at 901 Kennard Street, between Kennard Street and Edgewood Avenue West. The property is in the Urban Development Area and is in Council District 8 (Ju’Coby Pittman). This application would allow for development of multi-family dwellings and associated amenities.

The companion application to amend the Comprehensive Plan seeks the Medium Density Residential (MDR-Urban) designation, which allows up to twenty (20) units per acre.

Depending upon the availability of funding, the proposed redevelopment will be either a combination of adaptive reuse and new construction or all new construction. New construction would generally take the form of garden-style apartments with surface parking. The PUD Site Plan is conceptual and reflects an adaptive reuse project; however, garden-style apartments meeting the setbacks, height, density and other criteria in this PUD Written Description would be allowed subject to PUD Site Plan verification by the Planning and Development Department.

The current Comprehensive Plan designation is Public Buildings and Facilities (PBF). The current zoning is PBF-1. The current PBF-1 zoning allows for all lawful government uses as permitted uses, except that solid waste management facilities and government use structures over 40,000 square feet are permissible by exception. Single family residential uses exist west of the property and on the south side of Kennard Street. Along Edgewood Avenue West, the property is bordered on the west by a church and on the east side by a small retail building housing a convenience store and barbershop. To the east of the stores is the I-95/Edgewood Avenue West interchange.

Surrounding land uses:

	Land Use	Zoning	Use
North	RPI, LDR	CO, RLD-60	1-story office buildings and residential
East	CGC, LDR	CCG-2, RLD-60	retail, single family residential
South	LDR	RLD-60	Single family residential
West	LDR	RLD-60	Single family residential

II. USES AND RESTRICTIONS.

A. Permitted uses and structures.

1. Multiple family dwellings.
2. Schools meeting the performance standards and development criteria in Part 4.
3. Housing for the elderly.
4. Foster care homes.
5. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
6. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
7. Essential services, including water, sewer, gas, telephone, radio, television and electric 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. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, community center, leasing/management offices and similar uses.
10. Mail center.
11. Home occupations meeting the performance standards and development criteria set forth in Part 4.
12. Excavations, lakes and ponds, dug as part of the development's stormwater retention system, subject to the regulations of Part 9 of the Zoning Code. Such excavations, lakes and ponds may be developed prior to submittal of construction plans for the subdivision improvements (i.e. 10-set/final engineering plans).
13. Model homes, residential sales centers, and temporary construction trailers during site development and prior to buildout. Associated parking for rental or sales activities is permitted adjacent to model units.

B. Density. The maximum gross density of the PUD shall not exceed 20 units per gross acre. The PUD site plan proposes development of up to 180 dwelling units on the property, together with active recreation areas.

C. Permitted accessory uses and structures. 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.

D. Permissible uses by exception. None.

E. Limitations on permitted or permissible uses by exception. N/A

F. Lot requirements.

1. Minimum lot requirement (width and area). 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.

2. Maximum lot coverage by buildings and structures at ground level: 60%

3. Minimum yard requirements. The minimum yard requirements for all uses and structures (as measured from the wall of the structure) to the perimeter of the lot are as follows:

a) Front – 20 feet.

b) Side – 20 feet.

c) Rear – 20 feet.

4. Building height. The maximum building height of all buildings and structures is forty-five (45) feet; provided, however, that height may be increased up to fifty-five (55) feet where all required yards are increased by one foot for each one foot of building height or fraction thereof in excess of 45 feet. See definition of “Building height”, Jacksonville Zoning Code Part 16 (May 2021).

G. Impervious surface ratios. The maximum impervious surface ratio is 75%.

H. Recreation. Consistent with the Comprehensive Plan and sections 656.414(a), 656.420(d) and 656.1210, the proposed project is required to provide a minimum 150 square feet of active recreation area per dwelling unit. Recreation area may include playground, clubhouse, community center, gym, and similar other uses.

I. Differences from usual application of Zoning Code. (Comparing to RMD-D zoning)

1. Schools are proposed as a permitted use; these are normally allowable by exception. While continued use of the buildings for school use is unlikely, Duval County Public Schools seeks to avoid having the existing use and facility become a non-conforming use by virtue of this rezoning.

2. Not all of the permitted uses under the RMD-D zoning districts are included in the proposed list of permitted uses. None of the uses allowed by exception in RMD-D, including cemeteries, borrow pits, bed and breakfast establishments, are proposed to be allowed by exception. Model homes, sales centers and construction trailers are listed as a proposed allowed use prior to buildout. Amenity centers and mail centers are specifically proposed for clarification.
3. A PUD Site Plan is included with this application. A rezoning to a conventional zoning district does not require a site plan.
4. Maximum lot coverage is proposed at 60%; RMD-D provides for 50%.
5. The setback requirements are simplified; the RMD-D setbacks address single family dwellings and other uses.
6. The proposed building height is more restrictive than RMD-D, which allows for unlimited building height when setbacks are increased.
7. The proposed parking ratio is lower than the standard, which is 1.5 spaces for multifamily dwellings of less than 500 square feet. 1.75 spaces for one-bedroom dwellings of 500 square feet or more, and an additional .25 spaces for each bedroom in excess of 2, plus one space for owner or operator and one space for each two employees. See § 656.604 (a), Jacksonville Zoning Code. The developer's experience is that fewer parking spaces are necessary to accommodate parking in its developments.

III. DESIGN GUIDELINES.

A. Ingress, Egress and Circulation.

1. **Parking Requirements.** A minimum of one (1) off-street parking space will be provided per dwelling unit.
2. **Vehicular Access.** Vehicular access shall be provided via Kennard Street as shown on the Site Plan.
3. **Pedestrian Access.** A sidewalk exists along the right-of-way for Edgewood Avenue West. Internal sidewalks will exist within the project.

B. Signage. Signage shall be consistent with Part 13 of the Zoning Code (March 2020), which includes (but is not limited to) the allowance of one, up to twenty-four (24) square foot neighborhood identification sign per entrance, except that any neighborhood identification sign on Kennard Street shall be limited to a maximum of six (6) square feet in area.

C. Landscaping. Landscaping and tree protection shall be consistent with Part 12 of the Zoning Code (May 2021). As a transition between "uncomplimentary uses" under the Zoning Code, an uncomplimentary use buffer (section 656.1216, Zoning Code (May

2021)) will be provided where multi-family uses are adjacent to single family lots, institutional uses and commercial uses on the west and east boundaries of the project.

D. Open space. At least 10 percent of the total site will be open space, which may consist of, in part, stormwater pond area.

E. Utilities. Utilities will be provided by JEA or its successor(s).

F. Wetlands. No wetlands impacts are anticipated. However, any wetlands impacts will be mitigated in accordance with state and federal regulations.

G. Stormwater retention. Stormwater treatment facilities will be designed and installed in accordance with the rules of the St. Johns River Water Management District.

H. Schedule. Construction is anticipated to occur in one phase, with horizontal construction expected to be completed within two (2) years of commencement of construction.

I. Continued operation and maintenance. Not applicable.

J. Conformance to Zoning Overlay. Not applicable.

IV. **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. In the event of a conflict between the Site Plan and this Written Description, this Written Description shall take precedence.

V. **JUSTIFICATION FOR PLANNED DEVELOPMENT CLASSIFICATION**. The proposed development is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Zoning Code. This PUD, a form of customized zoning, allows for unique provisions concerning allowable uses and development criteria.

VI. **EXISTING SITE CHARACTERISTICS**. The existing site is currently vacant and cleared.

VII. **PUD REVIEW CRITERIA**

A. Consistency with Comprehensive Plan.

The proposed zoning is consistent with the Comprehensive Plan. The proposed zoning is consistent with and furthers the following Goals, Objectives and Policies:

Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Analysis: The rezoning of the property to PUD will allow for development consistent with the companion future land use amendment for the property with residential uses on a site bordered by residential, institutional and commercial uses.

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.

Analysis: The proposed zoning allows for appropriate infill residential development in an urban area.

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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Analysis: The proposed use is compatible with the surrounding uses and consistent with the proposed future land use designation for the property. Development will allow for more efficient delivery of urban services in the area.

Future Land Use Element

1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use, pattern, 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.

B. Consistency with the Concurrency Management System. The property will be developed consistent with the applicable concurrency and mobility management regulations of the City of Jacksonville.

C. Allocation of residential land use. The residential uses proposed in this PUD would be in an area designated for medium density residential uses under the Comprehensive Plan.

D. Internal compatibility/vehicular access. The proposed uses are compatible with each other. Vehicular access is provided via Kennard Street.

E. External compatibility/intensity of development. A six-foot-high aluminum or wrought iron fence with vegetation will be provided where the proposed multi-family use abuts single family, institutional and commercial uses on the east and west boundaries of the site. As to other boundaries of the PUD, the proposed development is consistent with the existing and planned uses of the surrounding properties and will not have any avoidable or undue adverse impact on existing or planned surrounding uses.

F. Recreation/open space. A minimum of 150 square feet of active recreation area will be provided per dwelling unit.

G. Impact on wetlands. No wetlands impacts are anticipated. However, should there be wetlands impacts associated with the development of the property, they will be fully mitigated under state and federal regulations.

H. Listed species regulations. Development of the project will comply with the Endangered Species Act and other laws concerning the protection of listed species.

I. Off-Street parking & loading. See the parking requirements proposed above.

J. Sidewalks, trails & bikeways. The project will include provisions for internal pedestrian circulation.

VIII. DEVELOPMENT TEAM

A. Developer:
Ability Housing, Inc.
Attn: Andy Fink, Property Development Manager
3740 Beach Boulevard, Suite 304
Jacksonville, FL 32207
(904) 359-9650 x 114
afink@abilityhousing.org

B. Landowner:
Duval County Public Schools
William R. Gallup, Director
Real Property and Intergovernmental Liaison
1701 Prudential Drive, Rm 543
Jacksonville, FL 32207
(904) 390-2358
gallupw@duvalschools.org

C. Agent/Attorney:
Thomas O. Ingram, Esq.
Sodl & Ingram PLLC
233 E Bay Street, Suite 1113
Jacksonville, FL 32202
(904) 612-9179
thomas.ingram@si-law.com

IX. Landowners, Tax Parcel Identification and Addresses:
024111 0000, Duval County School Board, 901 Kennard St. 32208

EXHIBIT F
LAND USE TABLE

Lake Forest
September 28, 2021

Total Gross Acreage	9.90 acres	100%
Amount of each different use by acreage:		
Multiple family	8.4 acres	84.8%
Total number of dwelling units	180 d.u.	
Active recreation and/or open space	0.62 acres (min. 150 sf/du)	6.2%
Passive open space		9%
Public and private right-of-way	N/A (included within development area)	--
Maximum lot coverage of buildings and structures at ground level		60%
Maximum impervious surface ratio as required by Section 654.129		75%