

PUD WRITTEN DESCRIPTION  
Hendricks and Alford PUD  
September 18, 2019  
RE # 081704 0000 and 081712 0000

The applicant is proposing a mixed use development which will comprise multi-family residential units along with a parking garage, recreational amenities, existing non-residential uses and potential commercial uses. Concurrent with this application, the applicant has submitted an application to include this property in the Urban Priority Development Area and an application to make the entire property designated CGC under the FLUM of the 2030 Comprehensive Plan.

**I. PROJECT DESCRIPTION**

- A. Project Name: Hendricks and Alford PUD
- B. Project Architect/Planner: Group 4 Design, Inc.
- C. Project Engineer: Envision Design and Engineering, LLC
- D. Project Developer: Harbert Realty Services and Corner Lot Development Group

**II. QUANTITATIVE DATA**

- Total Acreage: 2.87 acres
- Total Number of Dwelling Units: Up to 143 Units on the MF/Commercial and Garage/MF area
- Total amount of non-residential floor area: 61,464 sq. ft. (garage, all floors)  
34,135 sq. ft. (existing church, all floors)
- Total amount of active recreation area: 11,000 sq. ft. (within the MF/Commercial Building and/or Garage/MF area area)
- Total amount of passive/open space: 12,200 sq. ft.
- Total amount of public/private rights of way: 8,200 sq. ft.
- Total amount of land coverage of all buildings and structures over the entire property: 93,760 sq. ft.

### **III. USES AND RESTRICTIONS**

#### **A. Permitted Uses and Structures (MF/Commercial Building and MF/Garage Building)**

1. Multi-family dwellings.
2. Fitness centers (including those open to non-residents), pools, outdoor amenity area and similar recreational facilities and garages which serve and support the residential units, meeting the performance standards and development criteria set forth in Part 4.
3. Office space for management of multi-family dwellings and accessory uses (first floor only).
4. Essential services, including water, sewer, gas, telephone, radio, television, drainage and stormwater facilities serving commercial and residential uses.
5. Commercial retail sales and service establishments (first floor only).
6. Restaurants with outside sales and service. (first floor only).
7. An establishment of facility which includes the retail sale and service alcoholic beverages for off-premises consumption or for on-premises consumption in conjunction with a restaurant. (first floor).
8. Parking, garage and management facilities/offices for garage.

#### **B. Permitted Use and Structures by Exception.**

1. Home occupations meeting the performance standards and development criteria set forth in Part 4.

#### **C. Permitted Accessory Use and Structures.**

1. Accessory uses allowed in accordance with Section 656.403.
2. Storage areas.

#### **D. Permitted Uses and Structures (Area A)<sup>1</sup>.**

1. Churches, including a rectory or similar use.
2. Commercial retail and sales and service establishments.

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<sup>1</sup> The current plan for the area labeled as “Area A” on the site plan is for said area to continue to be used as a church. In order to exercise any of the non-church uses listed herein, a revised site plan for that area shall be approved pursuant to the applicable PUD Modification procedures in Chapter 656, Ordinance Code. Any non-church uses exercised on Area A shall comply with the setback and development standards set forth herein for Area A.

3. Professional and business offices.
  4. Art galleries, museums, community centers, dance, art or music studios.
  5. An establishment of facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises consumption in conjunction with a restaurant.
  6. Fitness center, gymnastics, martial arts, music and photography studios.
  7. Restaurants with outside sales and service.
  8. Multi-family residential.
  9. Essential services, including water, sewer, gas, telephone, radio, television, drainage and stormwater facilities serving commercial and residential uses, meeting the performance standards and development criteria set forth in Part 4.
- E. Permitted accessory uses and structures. Accessory uses allowed in accordance with Section 656.403.

#### **IV. DESIGN GUIDELINES**

- A. Minimum lot requirements and building requirements shall be in accordance with the requirements provided herein. See analysis below as to consistency with San Marco Overlay and Neighborhood Action Plan.

1. Multi-Family/Commercial Building (Identified as the building designated with 135 residential units on the conceptual site plan)

Setback of MF/Commercial building from Alford Place ROW:	7.5 feet
Setback of MF/Commercial building from Hendricks Avenue ROW:	43 feet
Setback of MF/Commercial building from Mango Place ROW:	7.5 feet
Setback of MF/Commercial building from garage/MF Building:	0 feet
Setback MF/Commercial building from Area A:	6 feet

Maximum height of MF/Commercial building:	50 feet, not including rooftop mechanical equipment and architectural features which may extend another five (5) feet above the roof line.
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2. Garage/Multi-Family Building (located on the southeastern portion of the property on the conceptual site plan with 8 residential units)

Setback of garage/MF building from MF/Commercial building:	0 feet
Setback of garage/MF building from Area A:	20 feet
Setback of garage/MF building from Mitchell Avenue ROW:	0 feet
Setback of garage/MF building in building from Mango Place:	0 feet
Setback of MF units in building from Mitchell Avenue:	7.5 feet

Maximum height: 40 feet, not including rooftop mechanical equipment and architectural features which may extend another five (5) feet above the roof line.

3. Area A (located on the southwestern portion of the property on the conceptual site plan)

Setback from northern Area A boundary:	0 feet
Setback from Mitchell Avenue ROW:	0 feet
Setback from Hendricks Avenue ROW:	0 feet
Setback from eastern Area A boundary :	20 feet

Maximum height: 45 feet, not including rooftop mechanical equipment and architectural features which may extend another five (5) feet above the roof line.

**B. Ingress, Egress and Circulation**

- (1) Parking requirements. The parking requirements for this development shall be as follows:

Multi-family: 1.3 parking spaces shall be provided for each unit in the MF/Commercial Building and Garage/MF Building. Parking

may be provided on-street, off-street or in the parking garage.

Area A: 104 parking spaces shall be provided to serve the existing church. These parking spaces may be located in the garage, within Area A, within the Garage/MF Building, or on-street.

Up to thirty (30) percent of spaces may be compact.

(2) Vehicular Access. Vehicular access shall be via Mango Place and Mitchell Avenue as shown on the site plan.

**C. Signage.**

All signs shall meet the requirements of Part 13 of the Zoning Code. Signage for Area A may be located throughout the property.

**D. Landscaping.**

A landscaping plan shall be submitted and approved by the Department of Planning and Development prior to issuance of development permits for the multi-family and garage buildings.

**E. Recreation and Open Space.**

11,000 square feet of active recreation shall be provided within the MF/Commercial and/or the Garage/MF property. The open space as calculated herein is based upon the site plan and the buildings depicted herein. If Area A is redeveloped with structures not shown on the site plan, the open space calculation may change.

**F. Utilities.**

All utilities and improvements, as well as any other public works/engineering related issues will be designed and constructed in accordance with the standards and specifications of the City of Jacksonville, Public Works Department and JEA. Water, Sanitary Sewer and Electric will be provided by JEA.

**G. Wetlands.**

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

**H. Site Plan and Modifications.**

The site plan approved as part of this PUD is a conceptual. Final design is subject to change through final site planning, engineering design, permitting and other regulatory approvals, however, all final designs shall be consistent with the location and massing as shown on the site plan.

**I. Phasing**

This project shall be developed in a single phase.

**V. 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.

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

The proposed project is compatible with the City of Jacksonville 2030 Comprehensive Plan, as proposed to be amended. The proposed development will be beneficial to the surrounding neighborhood and community by providing a transition in intensity of uses. The design and layout of the PUD accomplishes the following:

- A. Creative in its approach through the use of existing and proposed existing land use designations;
- B. Provide a more desirable development than would be possible through the strict application of the existing land uses;
- C. Provide a development that will improve the characteristics of the surrounding area which the current future land use does not;
- D. Enhance the appearance of the area through the development criteria, buffering, active and passive recreation; and
- E. Supportive of the property values and a substantial improvement of the quality of development on the property as of the date hereof.
- F. Provide for a mix of uses and transition of uses.

**VII. DEVIATIONS REQUESTED.**

As to the parking calculations, the applicant is requesting 1.3 spaces for each unit, in lieu of the code requirement of 1.75 for each one bedroom above 500 square feet in size. In the developer's experience regarding apartment developments, 1.3 parking spaces for one-bedroom units is sufficient to accommodate the needs of residents in a dense urban multi-family project. Ordinance 2018-684 mandates that shared parking should be considered as a viable alternative to minimum parking standards. The parking provided will be shared parking between the uses proposed.

As to the active recreation space, the applicant is requesting a deviation of 150 square feet of active recreation per unit to approximately 80 square feet per unit. Because of the urban setting of the area it is impossible to meet the same recreational standards as would be applicable to a suburban site.

## VIII. PUD REVIEW CRITERIA

### A. 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 residential/commercial areas and garage will be maintained by a single owner. The church will be maintained by the owner of the church.

### B. Conformance with the San Marco Overlay (656.341(c)(2)(ii)(F)/Administrative Deviation.

Please see drawings submitted with the application demonstrating the proposed conceptual design elements of the residences.

Section 656.399.7, Ordinance Code sets forth the development standards in the San Marco Overlay. Per the plat of the property recorded in Book 7, Page 14 of the public records for Duval County, there are no building restrictions lines on the plat.

The property is located in the “Fletcher Park” section of the San Marco Overlay. Per Section 656.399.7(b)(9), the applicable setbacks are 7.5 feet for front yards. All of the buildings proposed and existing as part of this PUD are considered a single mixed-use development. As the property is bounded by streets, all of these sides are “front yards.” Non-first floor residential units may have balconies which protrude up to 4 feet into the setbacks set forth on the site plan. The multi-family units located in the MF/Commercial building are more than 7.5 feet from Hendricks Avenue, Alford Place and Mango Place. The MF units integrated into the garage building are more than 7.5 feet from Mitchell Avenue and Mango Place.

Section 656.399.7(e)(2), Ordinance Code specifies that for “commercial/non-residential development” located on property which abuts Hendricks Avenue there are no required front yard setback, side yard setbacks or rear yard setbacks. Any potential commercial development will be on the first floor of the MF/Commercial building. If the “outdoor amenity” area is developed with commercial uses specified in this PUD, it will comply with the zero foot setback for commercial/non-residential development” abutting Hendricks Avenue. Similarly, the garage building complies with this setback requirement.

Section 656.399.7(e)(1), Ordinance Code specifies that there is no maximum lot coverage for “commercial/nonresidential development.” The garage, church and potential commercial areas comply with this requirement.

Section 656.399.7(d), Ordinance Code specifies that the maximum lot coverage of multi-family structures is thirty-five (35) percent. Because Thacker Avenue has been vacated the entire lot subject to this PUD is 2.87 acres. The portions of the building that contain multi-family units will cover 0.92 acres of the property. Thus the multi-family component of this mixed use development covers less than thirty-five (35) percent of the lot and complies with lot coverage requirement.

Per the San Marco Neighborhood Action Plan (“NAP”) approved pursuant to Ordinance 2018-684, the property is located in the “Atlantic Boulevard Corridor” and the “Transitional” area. Page 42 of the NAP sets a maximum height for buildings in this corridor at 60 feet or 75 feet if approved pursuant to a PUD. Page 45 of the NAP provides that the minimum story/height for the Transitional area is three (3) stories. The requested height of the MF/Commercial Building is 50 feet and the requested height of the Garage/MF building is 40 feet. The requested height of the church is as it currently exists. Any future additional commercial uses not specified on the conceptual site shall comply with the height standards applicable pursuant to the NAP and any modifications necessary to effectuate said uses (whether administrative, minor or PUD to PUD) shall set forth an analysis demonstrating consistency with the NAP.

#### **IX. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed PUD is compatible with the City of Jacksonville’s 2030 Comprehensive Plan. The proposed development will be beneficial to the surrounding neighborhood and community. The design and layout of the PUD accomplishes the following:

- A. Creative in its approach through the use of urban design of the site;
- B. Provide a more desirable development than would be possible through the strict application of the minimum requirements of the Zoning Code;
- C. More efficient use of land;
- D. Provide an environment that will improve the characteristics of the surrounding area;
- E. Enhance the appearance of the area through development criteria;
- F. Supportive of the property values and a substantial improvement of the quality of development on the property as of the date hereof; and,
- G. Proposes land uses and intensities which will meet certain planning goals and create a balance for the community.

## X. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* Concurrent with approval of this PUD is an application to include the property in the “Urban Priority Development Area.” The property is designated CGC on the FLUM and the proposed PUD is consistent with the CGC land use category for the property which allows up to 60 units an acre. The proposed density of the project is approximately 50 units per acre. The CGC land use requires at-least twenty (20) percent of the property is non-residential uses. The CGC land use prohibits first floor residential units abutting arterial roadways. There are no residential units on the ground floor which abut Hendricks Avenue. An outdoor amenity area or commercial uses are located on the portion of the property which abuts Hendricks Avenue.
- B. *Consistency with the Concurrency Management System.* The property will be developed in accordance with the rules of the City of Jacksonville Concurrency and Mobility Management System Office (CMMSO).
- C. *Allocation of Residential Land Use.* The proposed PUD allows for a development program of up to 143 dwelling units as herein described which does not exceed the projected holding capacity in the 2030 Comprehensive Plan.
- D. *Internal Compatibility/Vehicular Access.* Access shall be on Mitchell Avenue and Mango Place.
- E. *External Compatibility/Intensity of Development.* The proposed development is similar in scale and intensity to the existing development on the property and the neighboring condominiums and duplexes.
- F. *Recreation/Open Space.* The project provides for recreation space.
- G. *Impact of Wetlands.* None
- H. *Listed Species Regulations.* The property is less than fifty (50) acres; therefore, a listed species survey is not required.
- I. *Off-Street Parking and Load Requirements.* Each residential unit shall have 1.3 parking spaces.
- J. *Sidewalks, Trails, and Bikeways.* Sidewalks will be constructed consistent with the 2030 Comprehensive Plan.
- K. *Stormwater Retention.* Retention shall meet the requirements of the City of Jacksonville and all other state and local agencies with jurisdiction including the St. Johns River Water Management District.
- L. *Utilities.* JEA will provide electric, sewer and water services to the property.