

**PUD WRITTEN DESCRIPTION  
UNF HOUSING PUD  
February 18, 2025**

**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 17.00 acres of property to permit multi-family development on the property located at 0 First Coast Technology Parkway (RE#s 173970 0477, 173970 0485, and 173970 0495) 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 is located within the BP land use category, the Suburban Development Area, and is zoned IBP.

The Property is currently undeveloped. Applicant seeks to develop a maximum of two hundred fifty (250) multi-family dwelling units catering to students at the University of North Florida (“UNF”). The project will provide additional housing to meet UNF’s growing enrollment goals and provide a convenient location for students to learn and recreate on campus.

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	BP	PUD (2007-0085-E)	Student housing
East	MDR/LDR	PUD (1996-0006-E)	Single family
South	BP	IBP	Undeveloped
West	BP	IBP	UNF offices

B. Project name: UNF Housing PUD.

C. Project architect: Dynamik Design.

D. Project developer: University of North Florida Foundation, Inc.

E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.

F. Current land use designation: BP.

G. Current zoning district: IBP.

H. Requested zoning district: PUD.

I. Real estate numbers: 173970 0477, 173970 0485, and 173970 0495.

## **II. QUANTITATIVE DATA**

- A. Total acreage: Seventeen (17) acres.
- B. Proposed amount of residential units: The development shall not exceed a maximum gross residential density of two hundred fifty (250) dwelling units within the PUD (i.e., 14.75 units per gross acre).

## **III. STATEMENTS**

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

This PUD adopts the IBP zoning district regulations but includes the following modifications:

1. Multi-family dwellings are permitted. Hospitals, union halls, warehousing, manufacturer's agents and display rooms, and outside storage are prohibited.
2. A minimum thirty-five (35) foot separation is required between buildings with four (4) or more units that directly face or back up to each other.
3. Maximum height is forty-five (45) feet.
4. A minimum of two (2) parking spaces per dwelling unit with no maximum are required and separately designated loading spaces are not required.

- B. Explanation of proposed deviations or waivers.

Permitting multi-family development through this PUD is required because the City has updated the BP land use category to permit multi-family dwellings but the IBP zoning district still does not, despite being the primary zoning district for the BP land use category. Hospitals and other uses identified in Section III.A. above are prohibited to ensure compatibility with the surrounding area. This PUD limits residential density to a maximum of two hundred fifty (250) dwelling units on seventeen (17) acres, which is approximately 14.75 units per acre, much less than the twenty (20) units per acre permitted within the BP land use category for the Suburban Development Area. The required minimum separation between buildings that directly face or back up to each other is to ensure an internally compatible development and exceeds the IBP zoning district, which does not require minimum separation. The maximum height is capped at forty-five (45) feet in lieu of the potential unlimited height permitted under the IBP zoning district. This PUD permits unlimited parking due to the development serving on-campus students who have a high percentage of roommates, cohabitation, and guests per dwelling unit.

- 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 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 dwellings, including townhomes subject to section 656.414, and associated amenities. Single use multi-family is permitted on the Property because fifty percent (50%) or more of the contiguous BP category within up to one quarter (1/4) of a mile radius of the subject site is developed for other uses permitted in the BP land use category.
2. Medical and dental or chiropractor offices and clinics.
3. Professional offices.
4. Business offices.
5. Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.
6. Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
7. Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
8. Colleges, vocational, technical, business, trade or industrial schools and similar uses.
9. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
10. Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.
11. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

B. Permissible Uses by Exception:

1. Retail sales and service of alcoholic beverages for on-premises consumption, not to exceed twenty-five percent (25%) of the building of which it is a part or forty (40) seats whichever is greater.
2. Day care centers or care centers meeting the performance standards and criteria set forth in Part 4.
3. Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
4. Retail sales of all types of merchandise, service establishments including restaurants, and the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption or both. The aforementioned shall not exceed fifty percent (50%) of the building of which it is a part.
5. Animal hospitals, veterinary clinics, animal boarding places, dog parks.
6. Fitness centers.
7. Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403 of the Zoning Code.
2. In connection with multiple-family dwellings, including townhomes, 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 and their guests with no signs or other external evidence of the existence of these establishments.

D. Permitted uses are subject to covenants and restrictions of record. Permissible uses are also restricted by covenants and restrictions of record.

**V. DESIGN GUIDELINES**

A. Lot requirements:

1. Minimum lot width: One hundred (100) feet.
2. Minimum lot area: Ten thousand (10,000) square feet.

3. Maximum lot coverage by all buildings: Sixty-five percent (65%). Maximum impervious surface ratio as required by Section 654.129.
  4. Minimum yard requirements:
    - a. Front – Twenty (20) feet.
    - b. Side – Ten (10) feet.
    - c. Rear – Ten (10) feet.
    - d. A multiple-family dwelling with four (4) units or more that directly faces, or backs up to, another multiple-family dwelling with at least four (4) units shall provide a separation of at least thirty-five (35) feet.
  5. Maximum height of structures: Forty-five (45) feet.
- B. Ingress, Egress and Circulation:
1. *Parking Requirements.* Parking for multi-family dwellings shall be at a minimum ratio of two (2) spaces per dwelling unit with no maximum. 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 First Coast Technology Parkway, as conceptually shown on the Site Plan. The final location of the access points is subject to the review and approval of the Development Services Division.
  3. *Pedestrian Access.* As required by City regulations.
- C. Signs: Signs for multi-family development shall be consistent with the requirements for the RMD-D zoning district. All other uses shall have signage consistent with the requirements for the IBP zoning district.
- 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 buildings, stormwater facilities and other infrastructure, open space, wetlands, and compensatory storage are allowed without a modification to the PUD and Site Plan. 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  $\frac{1}{4}$  mile from the proposed subdivision.
    - ii. Each lot is a minimum of  $\frac{1}{2}$  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. The Site Plan proposes a maximum of two hundred fifty (250) dwelling units. The maximum density is approximately 14.75 units per acre, much less than the twenty (20) units per acre permitted within the BP land use category for the Suburban Development Area. Single-use multi-family dwellings are permitted on one hundred percent (100%) of the Property because fifty percent (50%) or more of the contiguous BP category within up to one quarter ( $\frac{1}{4}$ ) of a mile radius of the subject site is developed for other uses permitted in the BP land use category.



- D. **Internal compatibility.** The Site Plan conceptually depicts access and circulation within the site. Access to the site is available from First Coast Technology Parkway. 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. There is existing student housing directly north of the Property. The proposed housing will provide additional on-campus options to students at the UNF, which has set a goal to increase its enrollment by almost fifty percent (50%) to twenty-five thousand (25,000) students by 2028. Furthermore, there is an approximate fifty (50) foot buffer between the Property and developed single-family dwellings to the east.

The Property is identified on the 2020 – 2030 UNF Master Plan (the “Master Plan”) for “Research / Partnership”. As demonstrated in the submitted letter of support, UNF considers this project as a partnership with Chance UNF Landlord, LLC critical to providing student housing adjacent to the campus. The proposed multi-family dwelling units contribute to Element 4 and Element 6 of the Master Plan, including Goals 4.1, 4.1.2, 4.1.3, 4.4, 4.4.1, 6.2, 6.2.1, 6.2.3, 6.2.5, and 6.2.6.

- 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 at a minimum ratio of two (2) spaces per dwelling unit with no maximum. 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>17</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	<u>      </u> Acres	<u>      </u> %
Total number of dwelling units	<u>      </u> D.U.	
Multiple family	<u>11.74</u> Acres	<u>69.0</u> %
Total number of dwelling units	<u>250</u> D.U.	
Commercial	<u>0</u> Acres	<u>0</u> %
Industrial	<u>0</u> Acres	<u>0</u> %
Other land use (Hospital and related uses)	<u>0</u> Acres	<u>0</u> %
Active recreation and/or open space	<u>2.41</u> Acres	<u>14.2</u> %
Passive open space	<u>      </u> Acres	<u>      </u> %
Public and private right-of-way	<u>2.85</u> Acres	<u>16.8</u> %

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.