

**PUD WRITTEN DESCRIPTION
OWENS RANCH TOWNHOMES PUD
May 6, 2024**

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 61.97 acres of property to permit townhome development on the property located at 0 Owens Road (RE#s 019348 0700, 019348 0710, and 106256 0030) 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 RPI and CGC land use categories, the Suburban Development Area, and is zoned PUD pursuant to Ordinances 2008-790-E and 2022-016-E (the “2008 PUD” and “2022 PUD”, respectively). The Property is also located within an Area of Situational Compatibility.

The Property is currently undeveloped. The 2008 PUD and the 2022 PUD contemplated apartment, multi-family, and commercial development and adopted conditions related to those development plans. However, this PUD is filed to permit townhome development with a reduced density than what was approved in both the 2008 PUD and the 2022 PUD. There is a billboard on site, and it is permitted under this PUD. Recreation, open space, and compensatory storage are permitted and can be located throughout the Property. This PUD replaces and supersedes the 2008 PUD and the 2022 PUD, including the conditions set forth in the ordinances adopting the 2008 PUD and the 2022 PUD.

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	RPI/LI/MDR	PUD (2022-666) / IL / PUD (2021-734)	Undeveloped / single-family / multi-family
East	LI	PUD (2009-253)	I-95 / undeveloped
South	LI	IL	Undeveloped
West	LI	IL	Undeveloped

- B. Project name: Owens Ranch Townhomes PUD.
- C. Project engineer: Blackstone Engineering.
- D. Project developer: Starlight Homes of Florida, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: RPI and CGC.

G. Current zoning district: PUD (Ordinances 2022-016-E & 2008-790-E).

H. Requested zoning district: PUD.

I. Real estate numbers: 019348 0700, 019348 0710, and 106256 0030.

II. QUANTITATIVE DATA

A. Total acreage: 61.97 acres.

B. Proposed amount of residential units: One hundred seventy-eight (178) dwelling units. The total amount of residential dwellings at final buildout may be below or exceed one hundred seventy-eight (178) units without having to modify the Site Plan, provided that the maximum unit count shall not exceed one hundred ninety (190) units.

III. STATEMENTS

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

This PUD permits multi-family, townhome, and single-family development and uses typically associated with such communities. There is a billboard on site, and it is permitted under this PUD. Recreation, open space, and compensatory storage are permitted and can be located throughout the Property. The minimum lot area for a townhome dwelling is one thousand four hundred (1,400) square feet. The maximum impervious surface ratio for townhomes shall be seventy-five percent (75%) and shall be calculated by dividing the total developable upland area by the total unit count. The minimum front setback for townhomes is twenty (20) feet, and townhomes that directly face, or back up to, another townhome dwelling shall have a minimum separation of at least twenty (20) feet. Guest parking is not required but may be provided. On-street parking spaces may be utilized to meet the minimum parking requirements, if the streets are private. Separately designated loading spaces are not required for townhomes or multi-family development. Signage may be internally or externally illuminated. The required uncomplimentary buffer along the southern boundary of the Property is met with the existing vegetation.

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 and/or a HOA, CDD, or similar entity 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, including cottages as provided in Section 656.306, Zoning Code.
2. Multiple-family dwellings.
3. Townhomes, subject to the specifications herein, which shall supersede the regulations in Section 656.414, Zoning Code.
4. Recreation, open space, and compensatory storage (e.g., stormwater, flood plain, etc.).
5. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
6. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
7. Community residential homes of up to six (6) residents meeting the performance standards and development criteria set forth in Part 4.
8. Home occupations.
9. Billboard.

B. Permissible Uses by Exception: None.

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.

V. DESIGN GUIDELINES

A. Lot requirements for townhomes:

1. Minimum lot width: Fifteen (15) feet; twenty-five (25) feet for end units.
2. Minimum lot area: One thousand four hundred (1,400) square feet.
3. Maximum lot coverage by all buildings: Seventy percent (70%). Maximum impervious surface ratio shall be seventy-five percent (75%) and shall be calculated by dividing the total developable upland area by the total unit count.
4. Minimum yard requirements:
 - a. Front – Twenty (20) feet.
 - b. Side – Zero (0) feet; ten (10) feet for end units.
 - c. Rear – Ten (10) feet.
 - d. Townhomes that directly face, or back up to, another townhome dwelling shall have a minimum separation of at least twenty (20) feet, measured from the face of one (1) structure to the face of the other structure.
5. Maximum height of structures: Thirty-five (35) feet.

B. Lot requirements and maximum height for non-townhome uses shall be subject to the CRO zoning district regulations.

C. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking for townhomes shall be provided at a minimum ratio of two (2) spaces per unit. Guest parking is not required but may be provided. On-street parking is permitted and may be used to satisfy parking requirements, if the streets are private. Parking may be provided on a lot or parcel that is (or will be) owned or managed by the HOA or a similar entity. The location of any on-street parking spaces shall be finalized at 10-set submittal. 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 Ranch Road, as conceptually shown on the Site Plan. Internal roads on the Property are intended to be privately owned and maintained; provided, however, that the Developer, its successors and assigns, reserve the ability to dedicate such roads to the City.

3. *Pedestrian Access.* As required by City regulations; provided, however, that sidewalks along Owens Road shall not be required until twenty-four (24) months after the City issues the certificate of completion for the entire PUD project. Payment in-lieu of sidewalks is also permitted subject to the review and approval of the Planning and Development Department.
- D. **Signs:** Signs for this development shall be consistent with the requirements for the CRO zoning district as set forth in Part 13 of the Zoning Code, except as further set forth herein:
1. Real estate, construction, directional real estate, and directional signage is permitted subject to Part 13 of the Zoning Code.
 2. Any subdivision is permitted two subdivision identification signs not exceeding 24 square feet in area for each sign.
 3. Any permitted signage may be internally or externally illuminated.
 4. The existing billboard is permitted.
- E. **Landscaping:** Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code. The required uncomplimentary buffer along the southern boundary of the Property is met with the existing vegetation.
- F. **Recreation and Open Space:** Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
- G. **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.
- H. **Wetlands:** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- I. **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 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. In the event of a conflict between the PUD written description and the Site Plan, the PUD written description shall control.

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 single-family and multi-family (including townhome) development. This PUD proposes one hundred seventy-eight (178) townhome units, although permits more or less units at buildout so long as the development does not exceed one hundred ninety (190) units. One hundred ninety (190) townhomes results in a density of 3.07 units per acre.
- D. Internal compatibility.** The Site Plan conceptually depicts access and circulation within the site. Access to the site is available from Ranch Road. Location of the access point shown on the Site Plan as well as final design of the access point 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 are two (2) separate developments to the north of the Property entitled for townhomes and were approved in 2021 and 2022, respectively. The northeast development encompasses 131.2 acres and permits apartments, townhomes and single-family dwelling units with a maximum unit count of seven hundred fifty (750) units (5.71 units/acre). The other

townhome development permits one hundred forty-eight (148) units on 39.54 acres (3.74 units/acre).

- 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.** A listed species survey has been conducted and filed with the PUD.
- I. **Off-Street parking including loading and unloading areas.** Parking for townhomes shall be provided at a minimum ratio of two (2) spaces per unit. Guest parking is not required but may be provided. On-street parking is permitted and may be used to satisfy parking requirements. Parking may be provided on a lot or parcel that is (or will be) owned or managed by the HOA or a similar entity. The location of any on-street parking spaces shall be finalized at 10-set submittal. 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.