

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

September 8, 2022

The Honorable Terrance Freeman, President  
The Honorable Kevin Carrico, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2022-610**                      **Application for: Lenox Multi-family PUD**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation:     **Approve**

Planning Commission Recommendation:                             **Approve**

This rezoning is subject to the following exhibits:

1. **The original legal description dated June 1, 2022**
2. **The original written description dated May 10, 2022**
3. **The original site plan dated April 25, 2022**

Recommended Planning Commission Conditions to the Ordinance: **None**

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:                      6-0

David Hacker, Chair                             Aye

Alex Moldovan, Vice Chair                   Aye

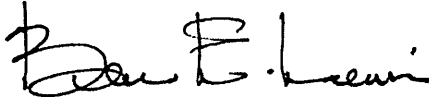
Ian Brown, Secretary                         Aye

Marshall Adkison                             Aye

Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Absent
Jason Porter	Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2022-0610 TO**

**PLANNED UNIT DEVELOPMENT**

**SEPTEMBER 8, 2022**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2022-0610 to Planned Unit Development.

***Location:*** 1171 Lane Avenue South, between Lenox Avenue and Lane Avenue

***Real Estate Number(s):*** 007563 0000; 007563 0150

***Current Zoning District(s):*** Residential Medium Density-D (RMD-D)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Medium Density Residential (MDR)

***Planning District:*** Southwest, District 4

***Applicant/Agent:*** William Michaelis, Esq.  
Rogers Towers, P.A.  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, Florida 32207

***Owner:*** Deerfield Interwest Holdings LLC  
4275 Executive Square, Suite 1020  
La Jolla, CA 92037

Deerfield MBFT LLC  
4275 Executive Square, Suite 1020  
La Jolla, CA 92037

Deerfield JS LLC  
4275 Executive Square, Suite 1020  
La Jolla, CA 92037

***Staff Recommendation:*** APPROVE

## **GENERAL INFORMATION**

Application for Planned Unit Development 2022-0610 seeks to rezone 25.36± acres of land from Residential Medium Density-D (RMD-D) to PUD. The rezoning to a new PUD is being sought to add an additional 120 multi-family units to the existing Westwood Apartments. The existing apartment complex contains 256 multi-family units. The subject property is located within the Medium Density Residential land use category, and the proposed residential uses will not exceed twenty units per acre within the PUD.

## **CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

### ***(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?***

Yes. Zoning Ordinance 2022-0610 has a land use category designation of Medium Density Residential (MDR) within the Urban Priority Area. The 25.36-acre subject site is located south of Normandy Boulevard between Lane Avenue South and Lenox Avenue. According to the City's Functional Highways Classification Map, Normandy Boulevard is a major arterial roadway, Lane Avenue South is a minor arterial roadway and Lenox Avenue is a collector roadway. The current site consists of multi-family residential uses (Westwood Apartments). The PUD rezoning would develop an additional 120 multi-family units for a total of 376 multifamily units on the site.

MDR in the Urban Priority Area is intended to provide compact medium to high-density mixed-use development and is preferred in locations which are supplied with full urban services and serve as a transition between commercial and residential uses. The maximum gross density in the Urban Priority Area is 20 units per acre with the availability of centralized water and sewer.

According to the PUD application, the site will be supplied with central water and sewer services from JEA. Consistent with the MDR density limitations, the PUD proposes a total of 376 multi-family dwelling units.

The maximum density, permitted uses, and site plan of PUD Ordinance 2022-0610 are consistent with the allowed uses of the MDR land use category and the 2030 Comprehensive Plan subject to connection to potable water and wastewater services.

### ***(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element:**

**Policy 1.2.9**

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. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

In reference to the submitted JEA Availability Letter, the proposed Urban Priority Area development must maintain connection to City water and sewer.

**Objective 6.3**

The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

Approval of this application and its companion would allow for multi-family residential in an appropriate urban area. The property is vacant and has services readily available for redevelopment. The City supports smart adaption of vacant properties, which support the residential needs for its citizens.

***(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?***

The written description and the site plan of the intended development meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

***(1) Consistency with the 2030 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Medium Density Residential (MDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize lands for 376 residential units in MDR. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Recreation and open space will be provided as required by the 2030 Comprehensive Plan.
- The use of existing and proposed landscaping: According to the submitted written description, sufficient landscaping will be provided for the PUD, however the required landscaping may be provided offsite for individual uses and shared amongst uses.

***(5) External Compatibility***

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The proposed PUD is surrounded by a mixture of uses, including single-family dwellings, commercial retail, and open storage. The proposed 120 dwelling units is in addition to an existing multi-family complex developed in 1989.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR/CGC	RMD-B/CCG-1	Single-family dwellings, shopping center
South	CGC/MDR/LI	CCG-1/ PUD 2005-230 / PUD 2006-982	Church, open storage
East	LI/RPI	IBP/CRO	Warehouse, single-family dwelling

West CGC CCG-1 Shopping center, retail

***(6) Intensity of Development***

The proposed development is consistent with the MDR functional land use category. The PUD is appropriate at this location because the subject property provides a gradual transition amongst the surrounding uses.

- The existing residential density and intensity of use of surrounding lands: There is existing residential uses to the north of the property including single-family dwellings along with a multi-family complex to the southeast. Other surrounding uses include commercial retail and industrial uses.
- The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer—with existing water and force mains located along Lenox Avenue.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject site is approximately 25.36 acres and is accessible from Lenox Ave, a collector facility. Lenox Ave is currently operating at 44.1% of capacity. This segment of Lenox Ave has a maximum daily capacity of 14,742 vehicles per day (vpd) and average daily traffic of 6,498 vpd.

The applicant requests 376 dwelling units of multi-family (ITE Code 220), which could produce 2,534 daily trips.

- Below are comments that were received from the City's Transportation Planning Division:
  - The driveway on the opposite side of Lenox Avenue is not shown on the site plan. The proposed driveway shall align with or be to the southwest of this driveway to prevent left turn conflicts into the two sites.
  - There shall be bicycle and pedestrian access provided to connect the existing Westwood Apartments to the subject site.

**School Capacity:**

Based on the Development Standards for impact assessment, the 25.36± acre proposed PUD rezoning has a development potential of 120 multi-family dwelling units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on

Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

**School Impact Analysis**  
**PUD 2022-0610**

**Development Potential: 120 Residential Units**

School Type	CSA	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats CSA	Available Seats Adjacent CSA 1&2
Elementary	2	5,958	72%	15	69%	2,684	10,678
Middle	2	2,640	70%	6	65%	84	1,514
High	2	3,122	80%	8	82%	1,021	1,494
Total New Students				29			

*Total Student Generation Yield: 0.250*

*Elementary: 0.125*

*Middle: 0.051*

*High: 0074*

**Public School Facilities Element**

**Policy 2.3.2**

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

**Policy 2.3.3**

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

**Objective 3.2**

**Adopted Level of Service (LOS) Standards**

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.



**Policy 3.1.1**

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

**Supplemental School Information:**

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Romona ES #79	2	15	509	306	60%	63%
Lake Shore MS #69	2	6	1,328	986	74%	75%
Ed White HS #248	2	8	2,071	1,512	73%	73%

- Does not include ESE & room exclusions
- Analysis based on a maximum 120 dwelling units – 2022-0610

***(7) Usable open spaces plazas, recreation areas.***

Recreation and open space will be provided as required by the 2030 Comprehensive Plan.

***(8) Impact on wetlands***

Development which would impact wetlands will be permitted in accordance with local, state, and federal requirements.

***(9) Listed species regulations***

No wildlife survey was required as the project is less than the 50-acre threshold.

***(10) Off-street parking including loading and unloading areas.***

According to the submitted written description, parking will be provided as required in Part 6 of the Zoning Code, with the exception that parking will be provided at a ratio of 1.5 spaces per unit for the multi-family use.

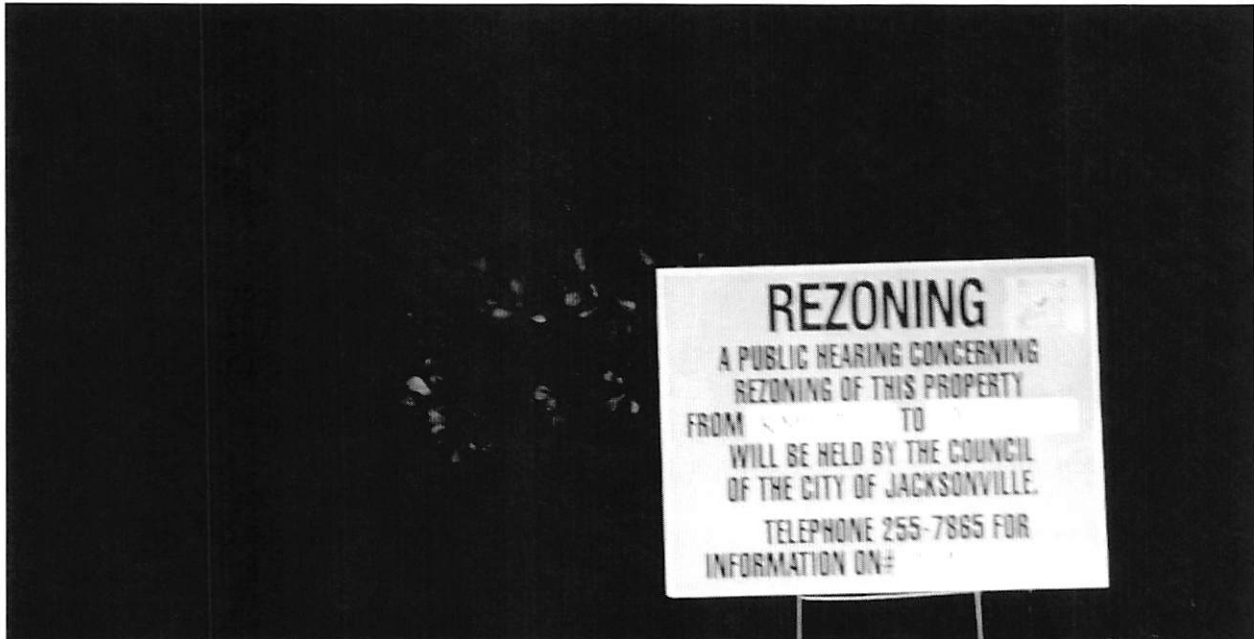
***(11) Sidewalks, trails, and bikeways***

The following are comments received by the Transportation Division of the Planning and Development Department:

- There shall be bicycle and pedestrian access provided to connect the existing Westwood Apartments to the subject site.

### SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on March 30, 2022, the required Notice of Public Hearing sign was **posted**.



### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-0610** be **APPROVED with the following exhibits**:

1. The original legal description dated June 1, 2022
2. The original written description dated May 10, 2022
3. The original site plan dated April 25, 2022

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-0610** be **APPROVED**.



Source: Planning & Development Department, 09/01/2022

**Aerial view of the subject property, facing North.**



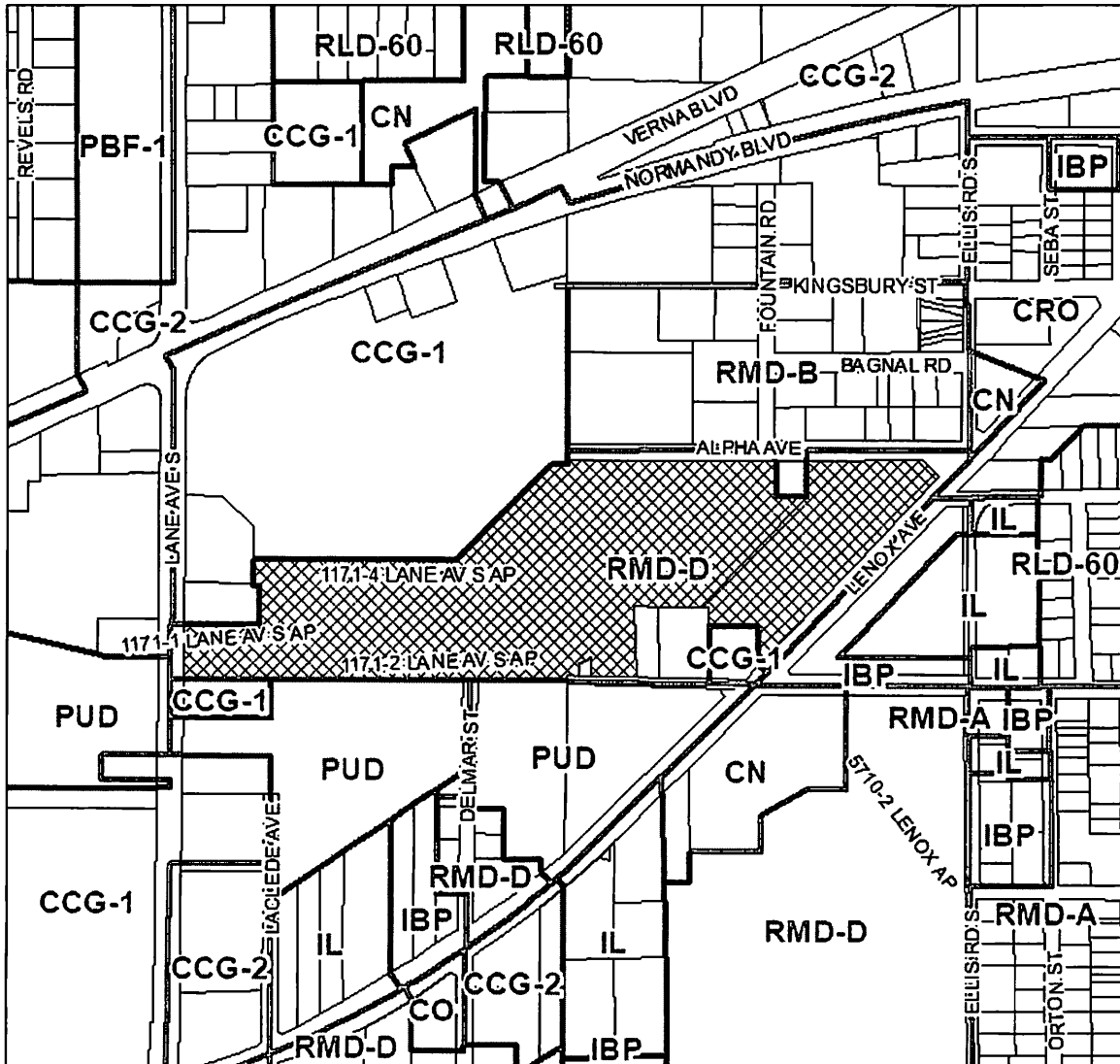
Source: Planning & Development Department, 03/30/2022

**View of subject property from Lenox Avenue**



*Source: Planning & Development Department, 03/30/2022*

**View of neighboring property, located east of the subject property.**



<p>REQUEST SOUGHT:</p> <p>FROM: RMD-D</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0610</p>	<p>TRACKING NUMBER</p> <p>T-2022-4309</p>	<p>COUNCIL DISTRICT:</p> <p>9</p> <p><b>EXHIBIT 2</b>  <b>PAGE 1 OF 1</b></p>



ONE CITY. ONE  
JACKSONVILLE.

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

## **MEMORANDUM**

**DATE:** August 31, 2022

**TO:** Kaysie Cox, City Planner II  
Current Planning Division

**FROM:** Thalia Fusté, City Planner I  
Transportation Planning Division

**SUBJECT:** Transportation Review: Lenox Multifamily PUD 2022-0610

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Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- The driveway on the opposite side of Lenox Avenue is not shown on the site plan. The proposed driveway shall align with or be to the southwest of this driveway to prevent left turn conflicts into the two sites.
- There shall be bicycle and pedestrian access provided to connect the existing Westwood Apartments to the subject site.

**Application For Rezoning To PUD****Planning and Development Department Info**

**Ordinance #** 2022-0610 **Staff Sign-Off/Date** KPC / 07/19/2022  
**Filing Date** N/A **Number of Signs to Post** 8  
**Hearing Dates:**  
**1st City Council** 09/13/2022 **Planning Commission** 09/08/2022  
**Land Use & Zoning** 09/20/2022 **2nd City Council** N/A  
**Neighborhood Association** N/A  
**Neighborhood Action Plan/Corridor Study** N/A

**Application Info**

**Tracking #** 4309 **Application Status** PENDING  
**Date Started** 06/01/2022 **Date Submitted** 06/01/2022

**General Information On Applicant**

**Last Name** MICHAELIS **First Name** WILLIAM **Middle Name** JEFFREY  
**Company Name**  
 ROGERS TOWERS, P.A.  
**Mailing Address**  
 1301 RIVERPLACE BLVD., SUITE 1500  
**City** JACKSONVILLE **State** FL **Zip Code** 32207  
**Phone** 9043465914 **Fax** 9043460663 **Email** WMICHAELIS@RTLAW.COM

**General Information On Owner(s)****Check to fill first Owner with Applicant Info**

**Last Name** SEE **First Name** BELOW **Middle Name**  
**Company/Trust Name**  
 DEERFIELD INTERWEST HOLDINGS LLC  
**Mailing Address**  
 4275 EXECUTIVE SQUARE, SUITE 1020  
**City** LA JOLLA **State** CA **Zip Code** 92037  
**Phone** **Fax** **Email**

**Last Name** SEE **First Name** BELOW **Middle Name**  
**Company/Trust Name**  
 DEERFIELD MBFT LLC  
**Mailing Address**  
 4275 EXECUTIVE SQUARE, SUITE 1020  
**City** LA JOLLA **State** CA **Zip Code** 92037  
**Phone** **Fax** **Email**

**Last Name** SEE      **First Name** BELOW      **Middle Name**

**Company/Trust Name**  
DEERFIELD JS LLC

**Mailing Address**  
4275 EXECUTIVE SQUARE, SUITE 1020

**City** LA JOLLA      **State** CA      **Zip Code** 92037

**Phone**      **Fax**      **Email**

**Property Information**

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)**

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 007563 0000	9	4	RMD-D	PUD
Map 007563 0150	9	4	RMD-D	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

**Existing Land Use Category**  
MDR

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre)** 25.36

**Development Number**

**Proposed PUD Name** LENOX MULTIFAMILY PUD

**Justification For Rezoning Application**

SEE EXHIBIT "D"

**Location Of Property**

**General Location**  
BETWEEN LANE AVENUE AND LENOX AVENUE, SOUTH OF NORMANDY BOULEVARD

House #	Street Name, Type and Direction	Zip Code
1171	LANE AVE S	32205

**Between Streets**  
LANE AVENUE      and      LENOX AVENUE

**Required Attachments For Formal, Complete application**

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

**Exhibit 1**  A very clear, accurate and legible legal description of the property that must



be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.

- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

### Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-\*building elevations, \*signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

### Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

### Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

**Filing Fee Information**

- |  |                   |
|--|-------------------|
| <b>1) Rezoning Application's General Base Fee:</b>                     | <b>\$2,269.00</b> |
| <b>2) Plus Cost Per Acre or Portion Thereof</b>                        |                   |
| <b>25.36 Acres @ \$10.00 /acre:</b>                                    | <b>\$260.00</b>   |
| <b>3) Plus Notification Costs Per Addressee</b>                        |                   |
| <b>38 Notifications @ \$7.00 /each:</b>                                | <b>\$266.00</b>   |
| <b>4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):</b> | <b>\$2,795.00</b> |

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

**Exhibit 1**  
**Legal Description**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DUVAL, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

TRACT I:

BEING ALL OF THAT LOT OR PARCEL OF LAND, WITH IMPROVEMENTS THEREON AND APPURTENANCES THERETO THAT ARE CONSIDERED REAL PROPERTY, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

THAT CERTAIN PIECE OR TRACT OF LAND LYING IN AND BEING PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25; THENCE S 00°01'24" E, BY AND ALONG THE EASTERLY BOUNDARY OF SAID SECTION 25, A DISTANCE OF 595.01 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 00°01'24" E, BY AND ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 716.66 FEET TO THE NORTHERLY BOUNDARY OF LACKAWANNA, AS RECORDED IN PLAT BOOK 4, PAGE 66, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE N 89°58'23" W, BY AND ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 1278.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF LANE AVENUE, AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 00°14'12" E, BY AND ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 182.10 FEET TO THE SOUTHERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 5747, PAGE 498, OF SAID CURRENT PUBLIC RECORDS; THENCE S 89°49'57" E, BY AND ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 249.85 FEET TO THE EASTERLY BOUNDARY OF SAID LANDS; THENCE N 00°11'15" E, BY AND ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 129.76 FEET TO THE NORTHERLY BOUNDARY OF SAID LANDS; THENCE S 89°49'22" W, BY AND ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 21.02 FEET TO THE EASTERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3786, PAGE 578, OF SAID CURRENT PUBLIC RECORDS; THENCE N 00°15'15" E, BY AND ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 88.63 FEET TO THE SOUTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5640, PAGE 648, OF SAID CURRENT PUBLIC RECORDS; THENCE N 89°55'43" E, BY AND ALONG SAID SOUTHERLY BOUNDARY AND AN EASTERLY PROLONGATION THEREOF, A DISTANCE OF 673.43 FEET; THENCE N 45°12'18" E, PARALLEL WITH AND 20 FEET SOUTHEASTERLY FROM THE SOUTHEASTERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5640, PAGE 647, A DISTANCE OF 447.85 FEET; THENCE N 89°48'29" E, A DISTANCE OF 56.07

FEET TO THE EASTERLY BOUNDARY OF SAID SECTION 25 AND THE POINT OF BEGINNING.

**PARCEL B**

THE CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING IN AND BEING PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE S 00°01'24" E, BY AND ALONG THE WESTERLY BOUNDARY OF SAID SECTION 30, A DISTANCE OF 579.76 FEET OF THE SOUTHERLY RIGHT OF WAY LINE OF ALPHA AVENUE, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED, FOR A POINT OF BEGINNING; THENCE N 89°50'00" E, BY AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 695.16 FEET TO THE WESTERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3464, PAGE 822, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE S 00°14'54" E, BY AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 120.03 FEET TO THE SOUTHERLY BOUNDARY OF SAID LANDS; THENCE N 89°50'00" E, BY AND ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 100.07 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE S 43°47'24" W, A DISTANCE OF 509.86 FEET TO THE NORTHERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 5017, PAGE 588, OF SAID CURRENT PUBLIC RECORDS; THENCE N 88°53'30" W, BY AND ALONG SAID NORTHERLY BOUNDARY AND THE NORTHERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3052, PAGE 812, OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 218.31 FEET TO THE WESTERLY BOUNDARY OF SAID LANDS; THENCE S 01°19'17" E, BY AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 254.97 FEET TO THE NORTHERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN DEED BOOK 276, PAGE 270, OF SAID CURRENT PUBLIC RECORDS; THENCE N 88°55'01" W, BY AND ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 230.02 FEET TO THE WESTERLY BOUNDARY OF SAID SECTION 30; THENCE N 00°01'24" W, BY AND ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 732.11 FEET TO THE SOUTHERLY RIGHT OF WAY OF SAID ALPHA AVENUE AND THE POINT OF BEGINNING. LESS AND EXCEPT THAT PART LYING WITHIN THE RIGHT OF WAY OF WEEKS ROAD, A 30 FOOT RIGHT OF WAY AS NOW ESTABLISHED.

LESS AND EXCEPT ANY PART AS CONTAINED IN OFFICIAL RECORDS BOOK 7239, PAGE 2005, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**TRACT II:**

A NON-EXCLUSIVE EASEMENT FOR PARKING FACILITIES AND FENCING FOR THE BENEFIT OF PARCEL I ABOVE SET FORTH IN THAT CERTAIN PARKING FACILITIES AND FENCING EASEMENT AGREEMENT BY AND BETWEEN CH-B DEERFIELD LAND,

L.L.C., AND CH-B DEERFIELD, L.L.C., RECORDED IN OFFICIAL RECORDS BOOK 15792, PAGE 2025, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TRACT III:

PARCEL C

THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING IN AND BEING PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

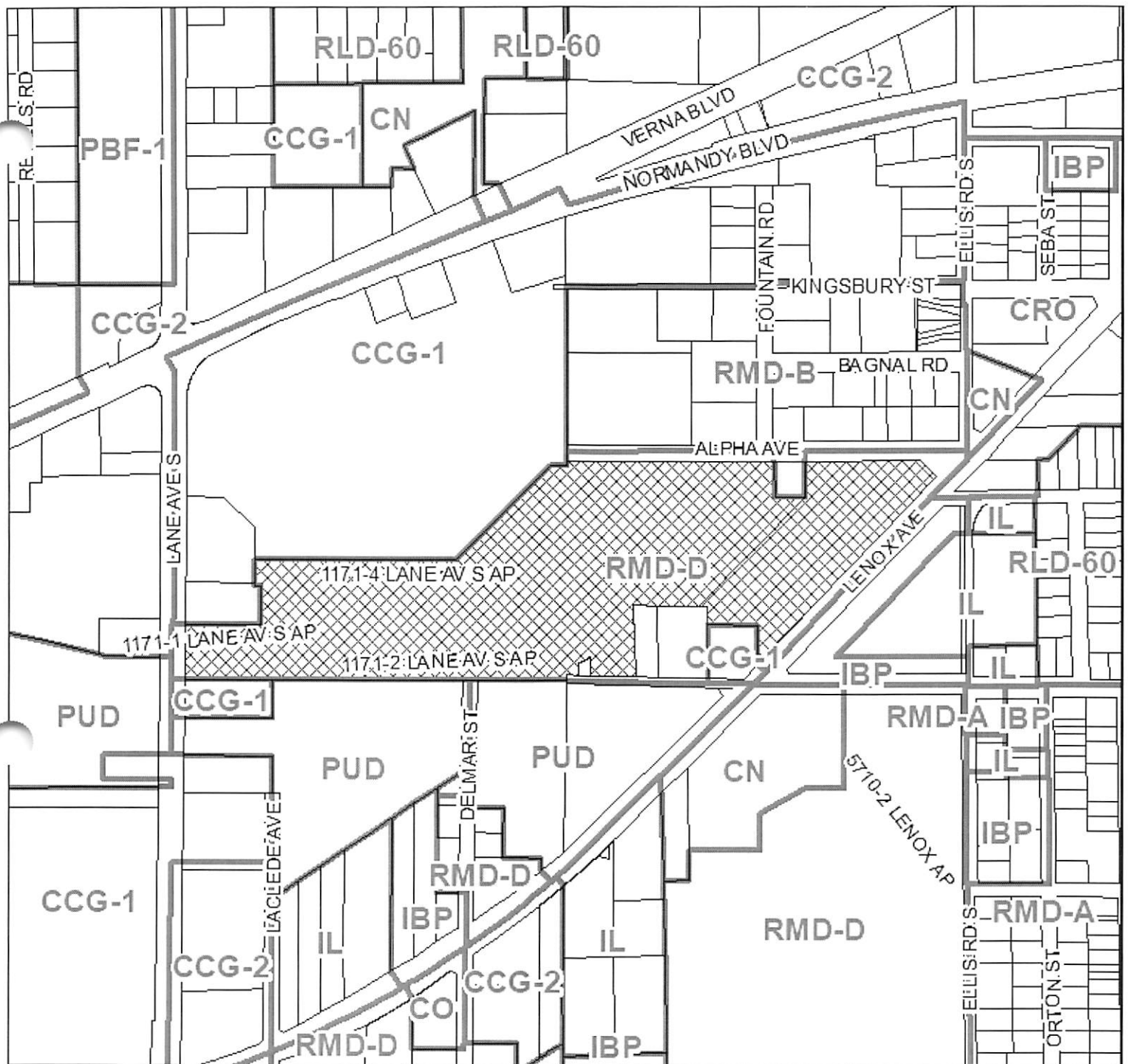
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30, THENCE S 00°01'24" E, BY AND ALONG THE WESTERLY BOUNDARY OF SAID SECTION 30, A DISTANCE OF 579.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ALPHA AVENUE, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 89°50'00" E, BY AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 795.23 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3464, PAGE 822, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE CONTINUE N 89°50'00" E, BY AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 496.96 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF LENOX AVENUE, A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE S 43°47'24" W, BY AND ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 941.49 FEET TO THE EASTERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 4394, PAGE 725, OF SAID CURRENT PUBLIC RECORDS; THENCE N 00°25'29" W, BY AND ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 126.68 FEET TO THE NORTHERLY BOUNDARY OF SAID LANDS; THENCE N 89°00'33" W, BY AND ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 169.23 FEET TO THE EASTERLY BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 5017, PAGE 588, OF SAID CURRENT PUBLIC RECORDS; THENCE N 01°09'46" W, BY AND ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 60.02 FEET TO THE NORTHERLY BOUNDARY OF SAID LANDS; THENCE N 88°53'30" W, BY AND ALONG SAID NORTHERLY BOUNDARY, A DISTANCE OF 26.38 FEET; THENCE N 43°47'24" E, AND PARALLEL WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID LENOX AVENUE, A DISTANCE OF 509.96 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3464, PAGE 822; THENCE N 00°14'54" W, BY AND ALONG THE EASTERLY BOUNDARY OF SAID LANDS, A DISTANCE OF 120.03 FEET TO THE NORTHEAST CORNER OF SAID LANDS, THE SOUTHERLY RIGHT OF WAY LINE OF SAID ALPHA AVENUE AND THE POINT OF BEGINNING.

LESS AND EXCEPT THE LAND DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 11133, PAGE 872, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, BEING A PORTION OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL ALSO

BEING A PART OF THOSE LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS VOLUME 6432, PAGE 2338 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, AS SHOWN ON THE CITY OF JACKSONVILLE RIGHT OF WAY OF LENOX AVENUE, DATED 9/01/1993, FILED UNDER COUNTY ROAD NUMBER 7 IN THE OFFICE OF THE CITY ENGINEER, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF ALPHA AVENUE, A 60 FOOT RIGHT OF WAY AS SHOWN ON SAID CITY OF JACKSONVILLE RIGHT OF WAY MAP OF LENOX AVENUE, WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID LENOX AVENUE, A 100 FOOT RIGHT OF WAY, AS ESTABLISHED AND SHOWN ON SAID CITY OF JACKSONVILLE RIGHT OF WAY MAP; THENCE DEPARTING SAID INTERSECTION, S 43°49'26" W ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 74.65 FEET; THENCE DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE OF LENOX AVENUE, N 46°10'27" W, A DISTANCE OF 77.11 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF ALPHA STREET; THENCE N 89°45'08" E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 107.32 FEET TO THE POINT OF BEGINNING.

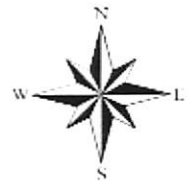
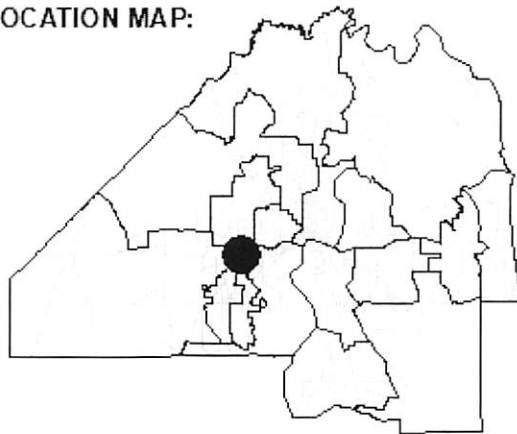


REQUEST SOUGHT:

FROM: RMD-D

TO: PUD

LOCATION MAP:



0 185 370 740



Feet

COUNCIL DISTRICT:

9

TRACKING NUMBER

T-2022-4309

**EXHIBIT 2**  
**PAGE 1 OF 1**

## **Lenox Multifamily PUD**

**May 10, 2022**

### **I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A.** RE #: 007563-0000 and 007563-0150
- B.** Current Land Use Designation: MDR
- C.** Proposed Land Use Designation: MDR (no change)
- D.** Current Zoning District: RMD-D
- E.** Proposed Zoning District: PUD

### **II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY**

Deerfield Interwest Holdings LLC, et al. (collectively, the “Applicant”) propose to rezone approximately 25.36 acres of property located between Lane Avenue and Lenox Avenue, south of Normandy Boulevard, from RMD-D to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). The Property shall be developed in accordance with this PUD Written Description and the PUD Conceptual Site Plan which is attached as **Exhibit 4** to this Ordinance (the “Site Plan”). A portion of the Property consists of an existing multi-family development (the “Existing Development”).

As described below, the PUD zoning district is being sought to allow for additional multi-family residential development (the “New Development”) on a parcel adjacent to the Existing Development (the “New Development Parcel”). The New Development Parcel is a unique shape and presents challenges for development under the RMD-D conventional zoning district. This PUD allows for the development of the New Development Parcel for multi-family uses consistent with current demands of the market place, in manner that is internally consistent, compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment. This PUD also allows for excess density that is not utilized with respect to the Existing Development pursuant to the existing MDR land use category to be utilized for the New Development.

The Property is designated as Medium Density Residential (“MDR”) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan and is within the Urban Priority Development Area. The PUD shall be developed consistent with the applicable MDR – Urban Priority Area land use categories of the 2030 Comprehensive Plan.



### III. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	CGC, MDR, NC, LI	CCG-1, PUD, CN, IBP	Church, Vacant, Multifamily, Outside Storage
East	LI, RPI	IBP, IL, CRO	Outside Storage,
North	MDR	RMD-B	Single Family
West	MDR	RMD-D	Multifamily

### IV. PERMITTED USES

#### A. Maximum Densities/Intensities

Consistent with the provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing MDR Urban Priority Area uses, residential uses shall not exceed twenty (20) units per gross acre within the PUD.

#### B. PUD Conceptual Site Plan and Parcels

The Site Plan is attached to this Ordinance as **Exhibit 4**. The parcel designations on the Site Plan are solely for the purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

The following uses, as described in Sections IV.C below, shall be permitted uses in the parcels as follows:

#### C. Residential Uses

1. *Permitted uses and structures.*

- a. Apartments (rental or condominium ownership).
- b. Townhomes/carriage homes (fee simple, condominium ownership, or rental).
- c. Leasing/sales/management offices, models, and similar uses.
- d. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.

e. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.

f. Mail center.

g. Live-Work uses, subject to the provisions of Part 4 of the Zoning Code.

h. Carwash (self) area for residents.

i. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.

j. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.

k. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.

l. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.

2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, Minimum Setback from Property Boundary, and Maximum height of structures for each use.*

a. *Minimum lot width*—None.

b. *Maximum lot coverage by all buildings*—Fifty percent (50%).

c. *Minimum Setback of Principal Structures from Property Boundary*—Twenty (20) feet, which shall be in lieu of any additional or different yard requirements.

d. *Multiple-family dwellings on same lot.* A multiple-family dwelling with four units or more that directly faces, or backs up to, another multiple-family dwelling with at least four units shall provide a separation of at least twenty-five (25) feet. For purposes of clarification, the foregoing requirement shall not apply to the sides of townhomes/carriage homes.

e. *Townhome Lot Requirements.* In the event townhomes are constructed for fee simple ownership, such townhomes shall be subject to the requirements of Part

4 of the Zoning Code. Otherwise, townhomes/carriage homes shall be subject to the lot requirements in this PUD.

f. *Maximum height of structures.* Sixty (60) feet.

**D. Accessory Uses and Structures**

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.

**E. Height Limitations**

Decorative rooftop structures including: screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.

**V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Access**

Access will be provided as shown on the Site Plan via Lane Avenue South, as to the Existing Development, and Lenox Avenue, as to the New Development. Internal cross-access within the PUD is permitted but not required. The locations and design of the access points, turn/deceleration lanes, and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connections, and internal drives shall be subject to the review and approval of Development Services and the Planning and Development Department.

**B. Sidewalks, Trails, and Bikeways**

Sidewalks shall be provided as required in the 2030 Comprehensive Plan.

**C. Recreation/Open Space**

Active recreation will be provided with the amenity/recreation areas pursuant to Policy 2.2.5 of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

**D. Landscaping/Landscaped Buffers**

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided

“off-site” within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses. Furthermore, due to the integrated mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.

Notwithstanding anything to the contrary herein, to the extent that the Existing Development was originally developed in compliance with the RMD-D zoning district (or such other applicable zoning district), this PUD is not intended to impose stricter requirements. By way of example and not limitation, to the extent that the parking areas within the Existing Development were originally landscaped in accordance with applicable requirements, stricter parking area landscape requirements shall not apply until such time as the Existing Development is completely redeveloped.

**E. Signage**

Signage for each of the Existing Development and New Development shall be permitted in accordance with Part 13 of the Zoning Code (2022) with respect to the RMD-D Zoning District.

**F. Architectural Guidelines.**

Buildings, structures, and signage shall be architecturally compatible with those in other uses within the PUD.

**G. Construction offices/model units/real estate rental or sales.**

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, “unit,” or “phase” until that lot, “unit,” or “phase” is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

**H. Modifications**

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

**I. Parking and Loading Requirements**

Parking will be provided in accordance with Part 6 of the City’s Zoning Code, as it may be amended, with the following additional and superseding provisions:

1. For apartment uses within the New Development, parking shall be provided at a minimum ratio of 1.5 spaces per residential unit and shall be provided in either garages, driveways, or common parking.

2. Up to thirty-five percent (35%) of the parking spaces within the New Development may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the apartment or townhome buildings. The tandem parking spaces may not encroach on the sidewalks. For all uses, parking standards shall be applied taking into consideration the entire use or development at issue. There shall be no limit or maximum number of parking spaces for any use within the PUD.

Notwithstanding anything to the contrary herein, to the extent that the Existing Development was originally developed in compliance with the parking requirement of the Zoning Code at such time, this PUD is not intended to impose stricter requirements.

**J. Lighting**

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property.

**K. Stormwater Retention**

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

**L. Utilities**

The Property is served by JEA.

**VI. PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on September 16, 2021.

**VII. JUSTIFICATION FOR THE PUD REZONING**

This PUD allows for development of a unique parcel that would be infeasible to develop under the conventional zoning district applicable to such property. Additionally, considering the nature of the proposed development, the configuration and orientation of the proposed development, the maximum heights provided herein, and other factors, the proposed residential densities within the PUD, are appropriate and compatible with abutting and nearby development.

**VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE**

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and Site Plan; it includes limitations on uses to ensure compliance with the CGC land use category; it provides for maximum densities/intensities; for each use, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures, which are unique to the design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; it includes variations from the landscaping provisions consistent with the

integrated nature of this PUD; and it includes variations from the parking standards otherwise applicable to accommodate the design of this PUD, shared parking, and other features of a planned development.

Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Uses	See RMD-D in the Zoning Code.	The PUD allows for residential development on the Property, as set forth above.	To allow for the residential development of the Property, as set forth herein.
Lot Requirements	See RMD-D in the Zoning Code.	The PUD adopts specific lot requirements for residential uses on the Property, as set forth above.	The lot requirement allow for the development of residential uses on the property and accounts of unique site characteristics and the mixed use nature of the PUD.
Landscaping	See Original PUD.	<p>Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided "off-site" within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses. Furthermore, due to the integrated mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.</p> <p>Notwithstanding anything to the contrary herein, to the extent that the Parcel A-1 was originally developed in compliance with the Original PUD, this PUD is not intended to impose stricter requirements. By way of example and not limitation, to the extent that the parking areas on the Parcel A-1 were originally landscaped in accordance with applicable requirements, stricter parking area landscape requirements shall not apply until such time as the Parcel A-1 is completely redeveloped.</p>	The landscape requirement account for the integrated nature of the PUD.
Parking	Part 6 of the Zoning Code.	<p>Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended, with the following additional and superseding provisions:</p> <ol style="list-style-type: none"> <li>1. For apartment uses, parking shall be provided at a minimum ratio of 1.5 spaces per residential unit and shall be provided in</li> </ol>	To provide parking consistent with the the market for residential uses.

		<p>either garages, driveways, or common parking.</p> <p>2. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the apartment or townhome buildings. The tandem parking spaces may not encroach on the sidewalks. For all uses, parking standards shall be applied taking into consideration the entire use or development at issue. There shall be no limit or maximum number of parking spaces for any use within the PUD.</p>	
<b>Temporary Structures</b>	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.

**IX. PERMISSIBLE USES BY EXCEPTION**

Those uses permissible by exception in the RMD-D zoning districts.

**X. NAMES OF DEVELOPMENT TEAM**

Developer/Owner: Deerfield Interwest Holding LLC, et al.

Planner/Engineer: Kimley-Horn

Architect: Group 4 Design, Inc.

**XI. LAND USE TABLE**

A Land Use Table is attached hereto as **Exhibit "F."** Acreages in Exhibit F are approximate.

**XII. PUD REVIEW CRITERIA**

**A. Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the MDR Urban Priority Area land use category. The proposed residential use a density of twenty (20) units per acre on the gross acreage within the PUD.

**B. Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System regulations.

**C. Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

**D. Internal Compatibility:** The PUD provides for integrated design and compatible uses within the PUD.

**E. External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

**F. Maintenance of Common Areas and Infrastructure:** All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).

**G. Usable Open spaces, Plazas, Recreation Areas:** The PUD provides ample open spaces and recreational opportunities and will provide active recreation for all residential uses consistent with the Zoning Code

**H. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

**I. Listed Species Regulations:** The Property is less than fifty (50) acres in size, so a listed species survey is not required.

**J. Parking Including Loading and Unloading Areas:** The PUD provides ample off street parking.

**K. Sidewalks, Trails, and Bikeways:** The PUD will provide for pedestrian and bicycle connectivity and recreational trails consistent with the City of Jacksonville Ordinance Code and the 2030 Comprehensive Plan.



# EXHIBIT F

PUD Name

**Lenox Multifamily PUD**

Date

May 31, 2022

## Land Use Table

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Total gross acreage	<b>25.4</b>	Acres	100 %
Amount of each different land use by acreage			
Single family	<b>0</b>	Acres	<b>0</b> %
Total number of dwelling units	<b>0</b>	D.U.	
Multiple family	<b>10.5</b>	Acres	<b>41.34</b> %
Total number of dwelling units	<b>376</b>	D.U.	
Commercial	<b>0</b>	Acres	<b>0</b> %
Industrial	<b>0</b>	Acres	<b>0</b> %
Other land use	<b>0</b>	Acres	<b>0</b> %
Active recreation and/or open space	<b>1.3</b>	Acres	<b>5.12</b> %
Passive open space, wetlands, pond	<b>13.6</b>	Acres	<b>53.54</b> %
Public and private right-of-way	<b>0</b>	Acres	<b>0</b> %
Maximum coverage of non-residential buildings and structures	<b>12.7</b>	Sq. Ft.	<b>50</b> %



## Availability Letter

Nathan Collins

2/18/2022

Kimley-Horn and Associates, Inc.

12740 Gran Bay Parkway W Suite 2350

Jacksonville, Florida 32258

Project Name: Westwood Apartments

Availability #: 2022-0703

Attn: Nathan Collins

Thank you for your inquiry regarding the availability of Electric, Reclaim, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

### **Point of Connection:**

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

### **Main Extensions and/or Offsite Improvements:**

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

[https://www.jea.com/engineering\\_and\\_construction/water\\_and\\_wastewater\\_development/reference\\_materials/](https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/)

### **Reservation of Capacity:**

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

Susan West

westsr@jea.com

(904) 665-7980

Availability Number: 2022-0703

Request Received On: 2/15/2022

Availability Response: 2/18/2022

Prepared by: Susan West

Expiration Date: 02/18/2024

### Project Information

Name: Westwood Apartments

Address: 0 LENOX AVE, JACKSONVILLE, FL 32205

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 40000

Parcel Number: 007563 0150

Location: Southwest corner of Lenox Ave and Alpha Ave

Description: The proposed development is for a multi-family development to include an apartment complex with 160 units.

### Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16 inch water main along Lenox Ave

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

### Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Existing 8 inch gravity main west of the property

Connection Point #2: Existing 10 inch force main crossing Lenox Ave at Weeks Road

Sewer Special Conditions: POC 2: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal.

## Reclaimed Water

### Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

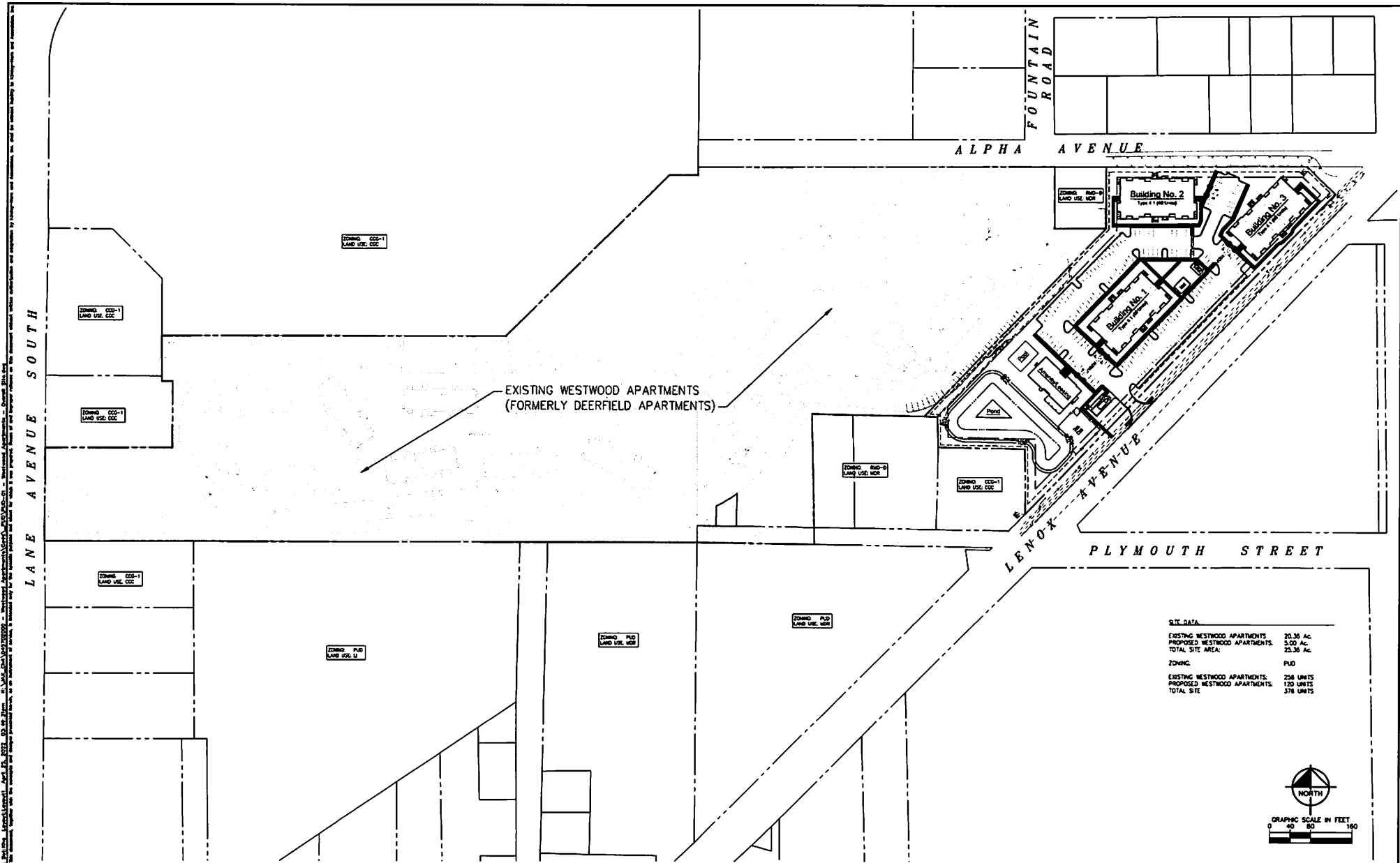
Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

Point of connection location(s) to be field verified by developer during project design. If needed, General Conditions: a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

**Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Hydrant Flow Test by going to Step 1 in Sages. Request a Development Meeting with**

**Subsequent steps you need the water/wastewater team by going to Step 2 in Sages. If you need representative from to take to get service: the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application. Submit your plans for water/waste water review by Step 2 in Sages.**

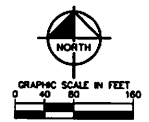


KIMLEY-HORN AND ASSOCIATES, INC. 12740 GRAN BAY PARKWAY WEST, SUITE 2350 JACKSONVILLE, FLORIDA 32256  
 PROJECT: WESTWOOD APARTMENTS, 12740 GRAN BAY PARKWAY WEST, SUITE 2350 JACKSONVILLE, FLORIDA 32256  
 DATE: APRIL 2022  
 SCALE: AS SHOWN  
 DESIGNED BY: BSD  
 DRAWN BY: WJG  
 CHECKED BY: BSD

EXISTING WESTWOOD APARTMENTS  
(FORMERLY DEERFIELD APARTMENTS)

**SITE DATA**

EXISTING WESTWOOD APARTMENTS	20.36 AC.
PROPOSED WESTWOOD APARTMENTS	5.02 AC.
TOTAL SITE AREA:	25.38 AC.
ZONING:	PUD
EXISTING WESTWOOD APARTMENTS:	254 UNITS
PROPOSED WESTWOOD APARTMENTS:	120 UNITS
TOTAL SITE:	374 UNITS



**Kimley»Horn**

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 12740 GRAN BAY PARKWAY WEST, SUITE 2350  
 JACKSONVILLE, FLORIDA 32256  
 PHONE: 904-828-3600  
 WWW.KIMLEY-HORN.COM REGISTRY No. 892

KHA PROJECT	045702000
DATE	APRIL 2022
SCALE	AS SHOWN
DESIGNED BY	BSD
DRAWN BY	WJG
CHECKED BY	BSD

**WESTWOOD APARTMENTS**  
 PREPARED FOR  
**INTERWEST CAPITAL GROUP, LLC**

CITY OF JACKSONVILLE FLORIDA

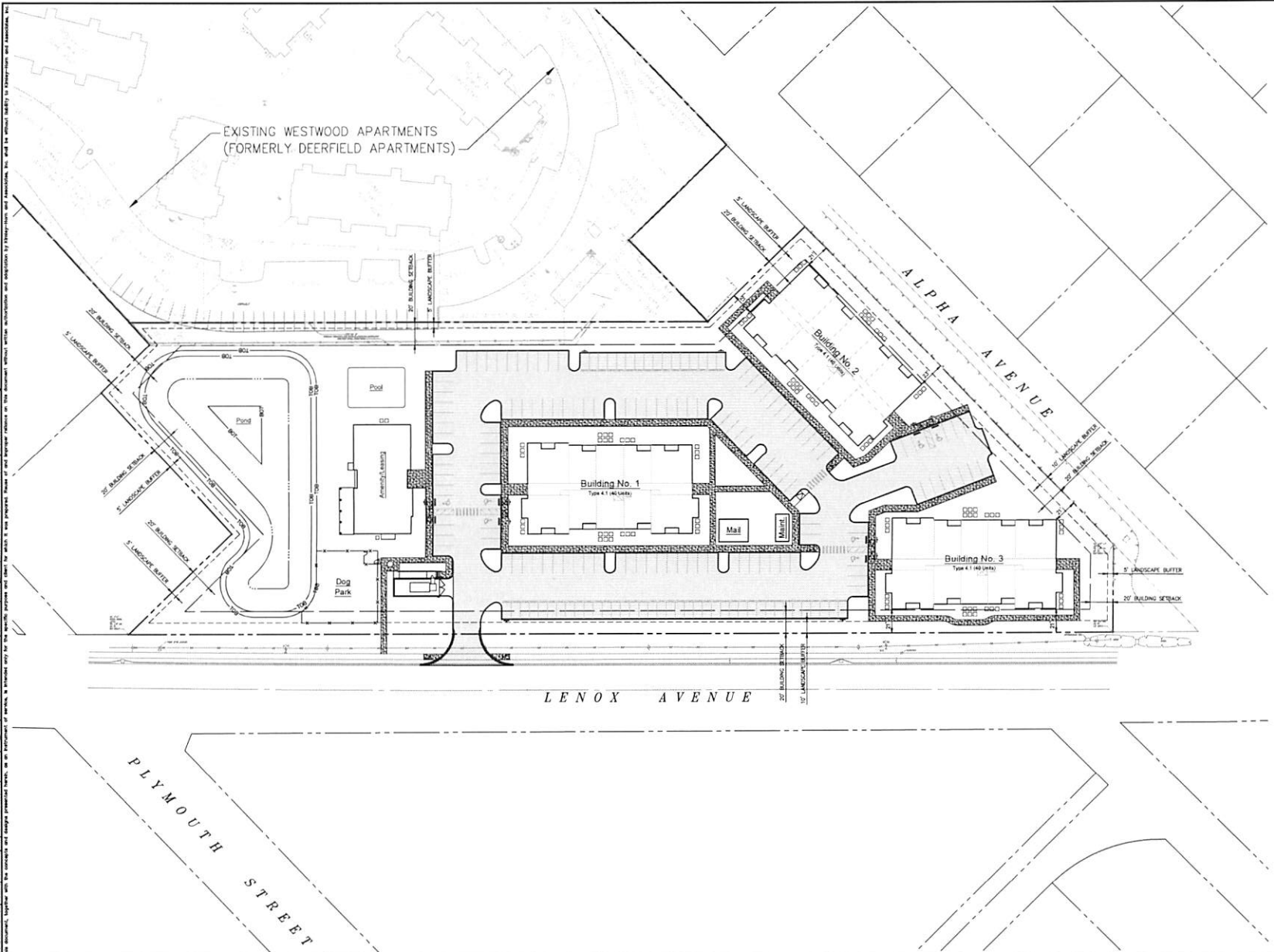
**OVERALL SITE PLAN**

SHEET NUMBER  
1



**SITE DATA**

TOTAL SITE AREA:	25.36 AC.
EXISTING WESTWOOD APARTMENTS:	20.36 AC.
PROPOSED WESTWOOD APARTMENTS:	5.00 AC.
ZONING:	PUD
MAXIMUM BUILDING HEIGHT:	60'
LOT COVERAGE:	(AC.) PERCENT
MAXIMUM BUILDING AREA:	2.50' 50
<b>MINIMUM YARD REQUIREMENTS AND BUILDING SETBACKS:</b>	
FRONT:	20'
SIDE:	20'
REAR:	20'
<b>REQUIRED ACTIVE RECREATION:</b>	SF. AC. PERCENT
120 UNITS @ 150 SF/UNIT:	18,000 0.41 8.3
<b>REQUIRED PARKING:</b>	
1.5 SPACES/UNIT (120 UNITS):	180 SPACES



No.	REVISIONS	DATE	BY

<p>© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 12740 GRAN BAY PARKWAY WEST, SUITE 2350 JACKSONVILLE, FLORIDA 32258 PHONE: 904-828-3900 WWW.KIMLEY-HORN.COM REGISTRY No. 626</p>	<p>KHA PROJECT 045702000</p> <p>DATE APRIL 2022</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY BSD</p> <p>DRAWN BY WJG</p> <p>CHECKED BY BSD</p>	<p><b>WESTWOOD APARTMENTS</b> PREPARED FOR <b>INTERVEST CAPITAL GROUP, LLC</b></p>	<p>CITY OF JACKSONVILLE</p>	<p>FLORIDA</p>	<p><b>SITE PLAN</b></p>	<p>SHEET NUMBER <b>2</b></p>
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