

Justamere PUD

Written Description July 29, 2024

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 012966 0100 & 012970 0020
- B. Current Land Use Designation: MDR
- C. Current Zoning District: PUD & RMD-A

II. SUMMARY AND PURPOSE OF THE PUD

Justamere Development, LLC (the “Applicant”) rezone approximately 18.99 acres of property located northeast of the intersection of 103rd Street and Magnolia Valley Drive, which is more particularly described by the legal description attached to this ordinance as Exhibit “1” (the “Property”). As described below, the Planned Unit Development (“PUD”) zoning district is being sought to provide for the development of the Property with a townhome community having a common scheme of development, as shown on the PUD Conceptual Site Plan attached to this ordinance as Exhibit “4” (the “Site Plan”). The PUD shall be developed in accordance with this PUD Written Description and the Site Plan.

The Property lies within the Medium Density Residential (MDR) land use category on the Future Land Use Map (FLUM) and within the Suburban Development Area of the Comprehensive Plan. Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	CGC, MDR	CO, PUD, CCG-1	Vacant, Construction Services & Family Dollar
East	ROS	PUD	RV Park
North	LDR	PUD, RR-Acre	Vacant & Single-family Residential
West	LDR, CGC	PUD, RR-Acre	Single-family Residential, High School

III. DESCRIPTION OF PERMITTED USES

A. Maximum Densities/Intensities

Consistent with the operative provisions of the Future Land Use Element of the 2045 Comprehensive Plan governing the MDR Suburban Area land use designation, maximum number of units is two-hundred sixteen (216) for a density on the Property of 11.4 units per acre, which is less than the twenty (20) units per acre permitted in the MDR Suburban Area land use category.

B. PUD Conceptual Site Plan

The Site Plan shows the proposed PUD layout, including the access point, schematic internal roadway layout, and other features of the proposed development. 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.

C. Permitted Uses

1. *Permitted uses and structures.*
 - a. Single-family dwellings.
 - b. Townhomes subject to Section 656.414 of the Zoning Code as modified by Section III.C.6 of this Written Description.
 - c. Housing for the elderly.
 - d. Family day care homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - e. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4 of the Zoning code.
 - f. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - g. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4 of the Zoning code.
2. *Permissible uses by exception:*
 - a. Day care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - b. Nursing Homes.
 - c. Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.
3. *Maximum gross density:* The maximum gross density shall be fourteen (14) units per acre, which is less than the twenty (20) units per acre permitted in the MDR Suburban Area land use category.
4. *Lot and yard requirements:* Those lot and yard requirements set forth by the RMD-A zoning district, except that townhomes shall be subject to Section 656.414 of the Zoning Code as modified by Section III.C.6 of this Written Description.

5. *Maximum height of structure:* The maximum heights set forth by the RMD-A zoning district.
6. *Townhomes and rowhouses:* The requirements of section 656.414 of the Zoning Code shall apply to townhomes developed on the Property, except that the minimum lot area shall be 1,275 square feet, the minimum front yard setback for townhomes shall be twenty (20) feet,

D. Excavations, Lakes, Ponds

Excavations, lakes, and ponds, dug as a part of the development's stormwater retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, etc., may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

E. 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 shall be subject to Section 656.403, Zoning Code.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

1. **Recreation**

Active recreation will be provided pursuant to Policies 2.2.3 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code.

2. **Access**

Access will be provided as shown on the Site Plan via Magnolia Valley Drive. The location and design of the access point on Magnolia Valley Drive 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 connection, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department.

3. **Signage**

Signage will be provided in accordance with Part 13 of the Zoning Code for property within the RMD-A zoning district.

4. **Construction offices/model homes/real estate 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 and may be permitted and obtain certificates of occupancy prior to final plat approval or acceptance of the improvements in the applicable "unit" or "phase". Real estate rental or

sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

5. **Silviculture Uses May Continue.**

Silviculture operations are a permitted use in this PUD and may continue on the Property until build-out.

6. **Landscaping/Buffer**

Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations).

7. **Modifications**

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

8. **Parking**

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2022), except that no guest parking spaces shall be required for townhomes with 2-car garages or 1-car garages for townhomes with two (2) units within the building with enough paved driveway space between the garage façade and edge of pavement to allow for another parking spot, as applicable.

9. **Sidewalks, Trails and Bikeways**

Sidewalks shall be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

10. **Utilities**

Electric power, water and sewer will be provided by JEA.

11. **PUD Conceptual Site Plan**

The configuration of the development as depicted on the Site Plan is conceptual, and revisions to the Site Plan, including access points, internal circulation, stormwater ponds, and other subdivision features and infrastructure, 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.

V. **JUSTIFICATION FOR THE PUD REZONING.**

As described above, this PUD is being requested to permit the development of a townhome community with a common scheme of development. The PUD allows for certain deviations from the Zoning Code consistent with the marketplace. The PUD design ensures consistency with the surrounding zoning and existing uses.

VI. **PUD/DIFFERENCE FROM USUAL APPLICATION OF THE ZONING CODE**

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Description and the Site Plan; it provides for site-specific access requirements; it allows for reduced maximum front yard setbacks for townhomes; it allows for reduced minimum lot sizes; it allows for reduced guest parking for townhomes with two-car garages, and it limits permitted uses on the property, as compared to those uses permitted in the RMD-A zoning district. 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
Front Yard	Section 656.414 of the Zoning Code requires a maximum front yard setback of 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade; 15 feet, if access to garage is from an alley.	This PUD reduces the front yard setback for townhomes to 20 feet.	To allow for development of townhomes in a manner consistent with the marketplace.
Side yard for Townhomes with only two (2) units within the building	Section 656.414 of the Zoning Code requires a minimum side yard setback of ten (10) feet for end units on townhomes.	For townhomes with only two (2) units within the building, the minimum side yard setback shall be five (5) feet.	Section 656.414 of the Zoning Code is intended to address townhomes with three (3) or more units in each building (e.g., it contains lot requirements for interior units). In a townhome with only two (2) units within the building, both units are end units. Given the fewer units in the building and the smaller overall size of each building, it is logical to reduce the side yard setback. The proposed setback of five (5) feet for townhomes with only two (2) units within the building is greater than the required setback for single-family homes in the RMD-A zoning district.
Lot Area	Section 656.414 of the Zoning Code requires a minimum lot area of 1,500 square feet.	This PUD requires a minimum lot area of 1,275 square feet.	To allow for development of townhomes in a manner consistent with the marketplace.
Guest Parking	Part 6 of the Zoning Code requires one guest parking space for every 3 townhome units.	This PUD requires no guest parking for townhome units with 2-car garages or 1-car garages for townhomes with two (2) units within the building with enough paved driveway space between the garage façade and edge of pavement for another vehicle.	If townhomes are constructed which contain 2 car garages, ample parking will be provided in garages and driveways, without the need for additional guest parking. Likewise if the townhomes only have two (2) units within the building (i.e. every unit is an end-unit) and 1-car garages, but enough space is provided for a guest in front of the garage, enough parking will be provided.
Temporary Structures	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.

VII. Names of Development Team

Developer: H. Smith, Inc.

Planner/Engineer: England-Thims and Miller, Inc.

VIII. Land Use Table

A Land Use Table is attached hereto as Exhibit “F.”

IX. PUD REVIEW CRITERIA

1. Consistency With the Comprehensive Plan:

The PUD will be developed consistent with the RMD-A land use category of the 2045 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2045 Comprehensive Plan: Future Land Use Element Objectives 1.2 and 3.1 and Policies 1.1.1, 1.1.9.

2. Consistency with the Concurrency Management System:

The PUD will comply with the Concurrency and Mobility Management System

3. Allocation of Residential Land Use:

The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

4. Internal Compatibility:

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

5. External Compatibility/Intensity of Development:

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

6. 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). JEA will maintain the utilities.

7. Usable Open spaces, Plazas, Recreation Areas:

The PUD provides ample open spaces and recreational opportunities.

8. Impact on Wetlands:

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

9. Listed Species Regulations:

The Property is less than fifty acres and therefore a listed species survey is not required.

10. **Off-Street Parking Including Loading and Unloading Areas:**

The PUD provides adequate off-street parking.

11. **Sidewalks, Trails, and Bikeways:**

The PUD provides for compliance with the subdivision regulations and 2045 Comprehensive Plan with regards to sidewalks.

EXHIBIT F

PUD Name

JUSTAMERE

Land Use Table

Total gross acreage	18.62 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	9.46 Acres	51 %
Total number of dwelling units	216 D.U.	
Commercial	0 Acres	0 %
Industrial	0 Acres	0 %
Other land use	4.36 Acres	23 %
Active recreation and/or open space	0.74 Acres	4 %
Passive open space	0.32 Acres	2 %
Public and private right-of-way	3.65 Acres	20 %
Maximum coverage of buildings and structures	1,275 Sq. Ft.	0 %