

Written Description

Bartram Park PUD

March 4, 2022

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Chadbourne VII LLC
Chadbourne VIII LLC
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Jacksonville Beach, FL 32250

Bartram Commons Property Owners Association, Inc.
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B. Overview

This rezoning application seeks to add approximately 11.4 acres with Real Estate Numbers a portion of 168139-0540, 168139-0550 and 168139-0115 (“Chadbourne Property”) and a portion of 168139-0105 (“POA Property”) to the Bartram Park Planned Unit Development zoning approved under Ordinance 2000-452-E, as amended, (the “PUD”) and modify and confirm certain PUD requirements. This application only applies to the land described in the legal description attached as **Exhibit 1**, which includes the Chadbourne Property, the POA Property and those parcels with Real Estate Numbers 168139-0540, 168139-0550 and 168139-0115 (“Current PUD Property”). **Exhibit 1** identifies the legal description for each property. The Chadbourne Property and the Current PUD Property may collectively be referred to as the Property. A companion Application for Changes to a Development of Regional Impact to the Bartram Park Development of Regional Impact Development Order (“DRI/DO”) is being filed contemporaneously with this

application. A small scale Comprehensive Plan Amendment to change the land use designation for the Chadbourne Property and the POA Property to Multi-Use within the DRI in the Suburban Development Area and subject both to Comprehensive Plan Future Land Use Element Policy 4.3.2 (the “Policy”) is also being submitted contemporaneously with this application (the “CPA”). No increase in the overall number of DRI/DO dwelling units or total nonresidential square footages is sought in connection with this application. The proposed PUD changes only apply to the Property and the POA Property and the Duval County portion of the Bartram Park project.

The purpose of this PUD rezoning is to:

- Incorporate the Chadbourne Property and POA Property into the PUD.
- Update the PUD Master Site Plan to include the Chadbourne Property and POA Property within Parcel 31 with an Office/Commercial/Residential/Hotel designation.
- Modify the residential parking and loading requirements, clarify the nonresidential parking and loading requirements and clarify the bicycle requirements for the Property.
- Create a signage plan for the Property.
- Confirm the PUD recreation requirements applicable to the Property.
- Confirm the PUD maximum height requirements applicable to the Property.
- Allow utility lift stations, garage parking spaces and similar uses within the Property yard requirements.

C. Proposed Modifications and Clarifications

The Property is proposed to be developed with up to 1,069 multi-family residential units and associated amenities (the “Project”), which development is allowed by right under the Multi-Use land use designation, the Policy and the DRI/DO, as proposed to be amended. The Project is proposed to consist of three (3) parcels with each parcel potentially owned by a separate owner (“Parcels”). In order to develop the Project, the Chadbourne Property must be incorporated into the PUD and certain PUD requirements must be revised consistent with current market and industry demands. In addition, certain PUD standards must be confirmed to ensure clarity at the time of 10-set review for the Property.

A stormwater pond is currently located on the POA Property and the Chadbourne Property. The pond is proposed to be reconfigured. As a result, the Chadbourne Property will be filled and developed as part of the Project. The POA Property, the remainder of the reconfigured stormwater pond, will provide drainage to the Project, surrounding DRI lands and I-95.

The Property and POA Property will be developed consistent with the PUD, as proposed to be amended herein.

1. PUD Legal Description

The Applicants propose to add the Chadbourne Property and POA Property into the PUD. The legal description for the Chadbourne Property and POA Property is attached as **Exhibit 1** and is incorporated into the PUD.

2. Master Site Plan

The Applicants propose to modify the PUD Master Site Plan to add the Chadbourne Property and POA Property to the PUD, incorporate the Chadbourne Property and POA Property into PUD Parcel 31, and change the PUD designation for these two properties from Waterbodies to Office/Commercial/Residential/Hotel. The revised PUD Master Site Plan is attached as **Exhibit E**.

3. Parking, Loading and Bicycle

The Property is designated on DRI/DO Map H and the PUD Master Site Plan (as proposed to be amended) as Office/Commercial/Residential/Hotel and subject to the parking and loading standards in PUD Part III.G.5(a), which defaults to the City of Jacksonville's Zoning Code ("Zoning Code"). The Zoning Code requires more parking and loading than is needed per residential industry standards. This rezoning application proposes to reduce the parking requirement applicable to the Property. The reduction is supported by the 5th Edition of the Institute of Transportation Engineers' Parking Report published in 2019. The mid-rise (ITE Code 221) includes apartment units in buildings ranging from three to 10 stories in height. The database consists of 73 urban/suburban study sites with an average parking supply ratio of 1.31 spaces per dwelling unit. This rezoning is proposing a parking ratio of 1.35 spaces per multi-family unit.

The PUD is silent on bicycle parking requirements and this application proposes to confirm these requirements. The Applicants propose to add new PUD Part III.G.5(b) to provide the parking, loading and bicycle PUD requirements specific to the Property as follows:

5(b). Off-Street Parking, Loading, and Bicycle.

Notwithstanding PUD Part III.G.5(a), the Property described in the PUD rezoning application dated February 8, 2022 (as revised on March 4, 2022), shall adhere to the standards contained in this Part (section).

- 1) Residential: Off-street vehicle parking will be provided at a rate of 1.35 spaces per unit and may consist of surface spaces, attached/detached garage spaces, and/or structured parking. There is no maximum number of off-street vehicle parking space requirement. Additionally, one loading space for every two multi-family buildings or portion thereof shall be provided. Bicycle parking will be provided at a ratio of 2% of the required off-street vehicle parking.
- 2) Nonresidential: Off-street vehicle parking, loading facilities and bicycle parking shall be provided pursuant to the City of Jacksonville's Zoning Code.

- 3) Residential and Nonresidential: The requirement in Section 656.607(a), City of Jacksonville Zoning Code, that off-street vehicle parking shall be located on the same lot or parcel of land it is intended to serve shall apply to the Property as a whole and not as to each parcel or portion thereof.

4. Signage

The development of the Property is proposed to consist of three (3) Parcels. The Property does not have direct frontage on Racetrack Road but will have access to this road via local road connections. This lack of direct frontage renders it difficult for drivers to identify and locate the Property and potential Parcels. In addition, the Property is located near the I-95 and SR 9B interchange, and signage is needed to allow drivers the ability to locate the project from I-95. As a result of the above, a signage plan is needed for the Property development. The proposed signage plan will provide the necessary identification and be consistent with the other PUD signage.

New PUD Part IV.A.1.(b)(4)c. for the Property is proposed to be added to the PUD as follows:

Part IV.A.1.(b)(4)c. Notwithstanding PUD Section IV.A.1.(b)(4)a. and b., the Property described in the PUD rezoning application dated February 8, 2022 (as revised on March 4, 2022), shall adhere to the signage standards contained in this Part. The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road rights-of-way. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the specific uses, the signs may include the overall Property or project(s) identity.

The above described Property may be bifurcated into 3 parcels with distinct ownership (“Parcels”). Given the potential Parcels, the Property shall be considered a single parcel for the purpose of this signage plan without regard to property ownership boundaries that may exist within the Property and without regard to location or frontage and all signage will be considered on-site signage.

1. Project Identity Monument Signs: Up to 3 double-sided identity monument signs will be permitted on Racetrack Road. The signs may be internally or externally illuminated. Each sign may not exceed 20 feet in height and 50 square feet per side in area.
2. Highway Identity Monument Signs: Up to 1 double-sided identity monument sign will be permitted fronting Interstate Highway 95. The sign may be internally or externally illuminated. The sign may not exceed 35 feet in height and 100 square feet per side in area.

3. Individual Parcel Entrance Monument Sign: Up to 1 double-sided identity monument sign will be permitted along the entrance drive of the internal access roadway to each Parcel of the project for a total of up to 3 double-sided identity monument signs. The signs may be internally or externally illuminated. Each sign may not exceed 20 feet in height and 24 square feet per side in area.
4. Directional signs for vehicles (handicapped, deliveries, no parking, directional, etc.) are permitted and shall be designed as a unified package. Directional signs indicating common areas and buildings, etc. are permitted. The design of these signs should reflect the character of the use and may include the project logo and name. For predominately vehicle directional signage, each sign shall be a maximum of 4 square feet in area per sign face. For pedestrian directional signage, each sign shall be a maximum of 20 square feet per side in area and a maximum of 12 feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.
5. Real estate and construction signs: a maximum of 48 square feet in area and 12 feet in height for each sign is permitted.
6. Because all identity, entrance and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the Property, they may be located in structures or frames that are part of the architecture of the project(s). Accordingly, sign area for all such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.
7. Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.
8. Other signage not specifically set forth herein will be subject to review of typicals by the City of Jacksonville and shall comply with the PUD as proposed to be modified herein.

5. Recreation

The Property is proposed to be developed with up to 1,069 multi-family residential units. The PUD recreation standards at Part II.D.1. apply to the PUD parcels designated as Residential, but it is unclear if the standards also apply to PUD parcels designated with a mixed use type designation like the Property (as proposed to be amended) with a DRI and PUD designation of Office/Commercial/Residential/Hotel. In order to provide clarity, new PUD Part III.E.7 is added to the PUD for the Property as follows:

7. In the event residential units are developed on the Property described in PUD rezoning application dated February 8, 2022 (as revised on March 4, 2022), the recreational requirements shall be as set forth in PUD Part II.D.1.

6. Maximum Height

The PUD height standards for PUD parcels designated as Office/Commercial/Residential/Hotel are contained in Part III.E.6. and shall apply to the Property.

7. Yard Requirements

The PUD yard standards for PUD parcels designated as Office/Commercial/Residential/Hotel are contained in Part III.E.5 and shall apply to the Property. In addition, the following new PUD Part III.E.5(e) shall apply to the Property yard standards:

(e) Notwithstanding anything to the contrary in the PUD, garage parking spaces (covered parking), utility lift stations and other similar uses shall be allowed anywhere within the yard requirements applicable to the Property and such items may be located wholly within one or multiple Property Parcels (e.g., straddle Parcel lines) within said yards. For purposes of this sub-Part, “Property” shall mean that property described in PUD rezoning application dated February 8, 2022 (as revised on March 4, 2022).

E. Justification for the PUD Rezoning

The proposed rezoning application is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and the DRI/DO. This PUD application is being requested to incorporate the Chadbourne Property and POA Property into the PUD and provide for development of the Project. Existing DRI/DO development rights will be used to develop the Property. As a result, no increase in DRI/DO development rights is being sought in connection with the DRI/DO application or this PUD application.

F. PUD/Differences from Usual Application

This proposed rezoning application only applies to the Property and POA Property. The requested PUD changes are consistent with development within the Bartram Park DRI and the overall PUD. A summary of the proposed differences from the current PUD standards is as follows:

1. Add the Chadbourne Property and POA Property to the PUD and designate the properties as Office/Commercial/Residential/Hotel on the PUD Master Site Plan.
2. The current PUD requires the parking and loading standards consistent with the Zoning Code, which requires more parking and loading than is needed per residential industry standards. This application seeks to modify these standards for the Property.
3. The current PUD is silent as to bicycle parking and the PUD application seeks to provide residential bicycle parking standards for the Property.
4. A signage plan specific to the Property is proposed given the Property location and potential development of the Parcels.

5. Allow utility lift stations, garage parking spaces and similar uses within the Property yard requirements.

G. Comprehensive Plan Consistency

The Current PUD Property has a future land use designation of Multi-Use within the Bartram Park DRI in the Suburban Development Area and is subject to the Policy. The companion CPA seeks to amend the future land designation for the Chadbourne Property and POA Property to Multi-Use within the Bartram Park DRI in the Suburban Development Area and subject the properties to the Policy. Given that the Chadbourne Property and POA Property are approximately 11.4 acres and will be incorporated into a master planned DRI and PUD, 2030 Comprehensive Plan Future Land Use Element Policy 1.1.10.A relating to small scale Comprehensive Plan Amendments for residential development on sites less than 10 acres in size is not applicable to this PUD. The development of the Property, including the Chadbourne Property, is limited to a maximum gross density of 30 units per acre consistent with the Comprehensive Plan and this PUD.

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and specifically contributes to:

Future Land Use Element

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 or urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.5: The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

Policy 1.1.12: Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

Policy 1.1.18: Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use

Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.