

Normandy Boulevard PUD

Written Description

July 1, 2024

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE ## 002260-0010, 002258-0310, 002261-0130 & 002261-0200
- B. Current Land Use Designation: AGR
- C. Proposed Land Use Designation: MDR
- D. Current Zoning District: AGR
- E. Proposed Zoning District: PUD

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

The Applicant proposes to rezone approximately 41.04 acres of property located on Normandy Boulevard west of Bell Road, 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 (the “PUD”) zoning district is being sought to provide for the development of the Property with townhomes and single-family residential uses, with a common scheme of development, as shown on the PUD Conceptual Site Plan dated May 14, 2024 (the “Site Plan”). The PUD shall be developed in accordance with this PUD Written Description and the Site Plan, which is attached to this ordinance as **Exhibit “4.”**

The proposed development of the Property with townhomes and single-family residential uses is consistent and compatible with the surrounding area, including several multi-family developments to the west. Given its location, development of the Property with residential uses would be appropriate to support the abundance of uses in the Cecil Business Park PUD adopted pursuant to Ordinance 1997-1064-E, which surrounds the Property on all sides. Further, the proposed development would provide more variety in housing opportunities to employees at the growing industrial and commercial uses in the area.

The Property lies within the Agricultural (AGR) land use category on the Future Land Use Map (FLUM) and within the Suburban Development Area of the Comprehensive Plan. As a companion application to this proposed PUD, the Applicant is seeking a land use amendment to designate the Property as Medium Density Residential (MDR). Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	PBF	PUD	Vacant
East	AGR; PBF	AGR; PUD	Single-Family Residential; Mobile Homes; Vacant; Cecil Commerce Center
North	PBF	PUD	Vacant; Jacksonville Equestrian Center; Cecil Complex
West	AGR; MDR	AGR; RMD-D	Vacant; Multi-Family Residential; Single-Family Residential; Agriculture

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 controlling the MDR land use category in the Suburban Development Area (with water and sewer available), the maximum gross density of the PUD shall not exceed thirty (30) dwelling units per acre. The Property fronts along Normandy Boulevard, an FDOT Principal Arterial road, and does not abut land in the LDR or RR land use category.

B. PUD Conceptual Site Plan

The Site Plan shows the proposed PUD layout, including the access point(s), 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. The parcel designations are solely for 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.

C. Permitted Uses

1. *Permitted uses and structures.*
 - a. Single-family dwellings.
 - b. Multiple-family dwellings.
 - c. Cottages.

- d. Townhomes subject to Section 656.414 of the Zoning Code, as modified by Section III.C.3.b of this Written Description.
 - e. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - f. Housing for the elderly.
 - g. Family day care homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - h. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
 - i. Mail center.
 - j. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - k. Parks, playfields, playgrounds, dog/pet parks, recreational paths, recreational and community structures, passive open space, and similar uses.
 - l. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
2. *Permissible uses by exception.* Those uses permitted by right (and not otherwise listed herein as permitted uses) and permissible by exception in the RMD-D zoning district.
3. *Lot requirements.*
- a. Single Family Residential
 - i. *Minimum lot width* – Forty (40) feet.
 - ii. *Minimum lot area* – 4,000 square feet.
 - iii. *Maximum lot coverage*—Fifty (50) percent.
 - iv. *Minimum yard requirements.*
 - a) Front—Twenty (20) feet.
 - b) Side—Three (3) feet, or zero lot line provided ten feet on one side between buildings.
 - c) Rear— Ten (10) feet.

v. *Maximum height of structure*—Thirty-five (35) feet.

- b. Townhomes. The requirements of Section 656.414 of the Zoning Code shall apply to townhomes developed on the Property, except that side yard setbacks shall be ten (10) feet for end units.

D. Stormwater Retention

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

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 as a principal use within the development. Accessory uses shall be subject to the following:

1. An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.
2. 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.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Recreation

Active recreation on the Property will be provided pursuant to the Recreation and Open Space Element of the 2045 Comprehensive Plan and Section 656.420 of the Zoning Code.

B. Access

Access will be provided as shown on the Site Plan via Normandy Boulevard. The location and design of the access point(s), 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 connection, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department. Acceleration and deceleration lanes will be provided on Normandy Boulevard to the extent required by the City Traffic Engineer or the Florida Department of Transportation.

As shown on the Site Plan, there is an existing cell tower located on the Property. After approval of this PUD, the cell tower will continue to exist and operate as it is currently, and the owner of the cell tower will continue to have access to the cell tower for maintenance and similar uses.

C. Phasing

The PUD may be developed in phases as the market dictates. The Property may be developed in a single phase by a single developer, in multiple phases by a single developer, or in multiple phases by multiple developers.

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

E. Signage

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

F. Landscaping/Buffer and Tree Protection

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

G. 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.

H. Parking

Off street parking will be provided in accordance with Part 6 of the City’s Zoning Code (Off-street Parking and Loading Regulations) (2024), except that no guest parking spaces shall be required for townhomes with two (2)-car garages. The development would have ample parking within the garages and driveways, without providing additional guest parking for townhomes with 2-car garages. To the extent that the townhomes are developed with single car garages, guest parking shall be provided in the amount specified by Section 656.604(a)(2) of the Zoning Code. Off-street parking on the Property shall be provided in garages and driveways.

I. Sidewalks, Trails and Bikeways

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

J. Impervious Surface

The required impervious surface ratio applicable to this PUD shall be the ratio required for a subdivision zoned RMD-D.

K. Utilities

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

L. Pre-application Conference

A pre-application conference was held regarding this application on February 29, 2024.

V. JUSTIFICATION FOR THE PUD REZONING.

As described above, this PUD is being requested to permit the development of the Property with townhomes and single-family homes with a common scheme of development. As described in greater detail above, this type of development at this location is needed to provide adequate housing choices and opportunities for residents and employees in this area of the City.

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 owner and successors to this Written Description and the Site Plan; it provides for site-specific access requirements; it provides specific lot requirements; 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 zoning districts. 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
Permitted Uses:	Residential Medium Density-A (RMD-A), Residential Medium Density-B (RMD-B), Residential Medium Density-C (RMD-C), and Residential Medium Density-D (RMD-D). (1) Single-family dwellings. (2) Multiple-family dwellings (RMD-B, RMD-C, and RMD-D Districts only). (3) Townhomes, subject to Section 656.414. (4) Housing for the elderly. (5) Family day care homes meeting the performance standards and development criteria set forth in Part 4.	1. Single-family dwellings. 2. Multiple-family dwellings. 3. Cottages. 4. Townhomes subject to Section 656.414 of the Zoning Code as modified by Section III.C.3.b of this Written Description. 5. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. 6. Housing for the elderly. 7. Family day care homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning	To allow for development of the Property with residential uses.

	<p>(6) Foster care homes.</p> <p>(7) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Golf courses meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.</p> <p>(12) Country clubs meeting the performance standards and development criteria set forth in Part 4.</p> <p>(13) Home occupations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(14) Cottages.</p>	<p>Code.</p> <p>8. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.</p> <p>9. Mail center.</p> <p>10. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>11. Parks, playfields, playgrounds, dog/pet parks, recreational paths, recreational and community structures, passive open space, and similar uses.</p> <p>12. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p>	
Lot Requirements	Section 656.414 of the Zoning Code.	Townhomes subject to Section 656.414 of the Zoning Code as modified by Section III.C.3.b of this Written Description.	To account for unique site characteristics.
Guest Parking (Townhomes)	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.	The development would have ample parking within the garages and driveways, without providing additional guest parking for townhomes with 2-car garages. To the extent that the townhomes are developed with single car garages, guest parking shall be provided in the amount specified by Section 656.604(a)(2) of the Zoning Code. Off-street parking on the Property shall be provided in garages and driveways.
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 owner in developing and marketing the Property.

VII. Names of Development Team

Developer: Groundswell Smith Partners, LLC

Planner/Engineer: Kimley Horn

Architects: N/A

Agent: Roger Towers, P.A.

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 MDR 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, 1.6 and 3.1 and Policies 1.1.1, 1.1.7, 1.1.9, 1.1.12, 3.1.1, 3.1.7, 3.1.11, and 4.1.2.

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 2045 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. As explained above, 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, excluding roadways dedicated to the City of Jacksonville, if any, will be maintained by the owner, maintenance company and/or one or more owners' association(s).

7. **Impact on Wetlands:**

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

8. **Listed Species Regulations:**

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

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

The PUD provides adequate off-street parking.

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

The PUD provides for compliance with the subdivision regulations and 2030 Comprehensive Plan with regards to sidewalks.

EXHIBIT F

PUD Name

NORMANDY

Land Use Table

Total gross acreage	41.04 Acres	100 %
Amount of each different land use by acreage		
Single family	15.2 Acres	38 %
Total number of dwelling units	117 D.U.	
Multiple family	6.2 Acres	15 %
Total number of dwelling units	146 D.U.	
Commercial	0 Acres	 %
Industrial	0 Acres	 %
Other land use	0 Acres	 %
Active recreation and/or open space	1.86 Acres	5 %
Passive open space	9.84 Acres	24 %
Public and private right-of-way	7.22 Acres	18 %
Maximum coverage of buildings and structures		 %

NOTE: PASSIVE OPEN SPACE INCLUDES LANDSCAPE BUFFER AROUND PARCEL, POND AREAS, PUBLIC PARKING AREAS AND COMMON AREAS NOT DEDICATED AS ACTIVE REC