

Exhibit D
Written Description
Franklin Arms PUD
April 8, 2026

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

The Applicant proposes to rezone approximately 1.69 acres of property to Planned Unit Development (PUD) to allow for an urban infill redevelopment of a senior affordable housing community located at 88 Franklin Street (RE# 122486-0000), as more particularly described in Exhibit 1 (the “Property”) and depicted in the conceptual site plan attached as Exhibit E (the “Site Plan”). The Property is currently designated Medium Density Residential (MDR) under the Future Land Use Map and zoned RMD-D.

The Property is owned by JHA Franklin Arms, LLC and operated by the Jacksonville Housing Authority (JHA). The existing four-story building, which contains 98 dwelling units, is in poor condition. The proposed redevelopment will replace this blighted structure with a six-story senior living facility, consisting of five residential stories over a podium, and will provide a total of 130 affordable senior housing units.

The Property is located within the Urban Priority Area (UPA) and is intended to function as an urban infill redevelopment that supports compact development patterns, addresses senior housing needs, promotes neighborhood revitalization, and encourages the efficient use of existing infrastructure in an area exhibiting physical, economic, and/or social blight.

A concurrent Future Land Use Map (FLUM) amendment is proposed to change the land use designation to High Density Residential (HDR). The proposed PUD is designed to generally conform to the development standards and intent of the Residential High Density-B (RHD-B) zoning district, while providing site-specific flexibility appropriate for an urban senior housing community.

Surrounding land use designation, zoning district and existing uses are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	MDR	RMD-D & RMD-A	Residential, Institutional
East	MDR	PUD	Multi-Family
South	MDR	RMD-D	Residential
West	MDR	RMD-D & RMD-A	Residential, Institutional

- B. Project Name: Franklin Arms PUD
- C. Project Architect/Planner: Neighboring Concepts
- D. Project Engineer: Thomas & Hutton
- E. Project Developer: Soho Housing Partners LLC
- F. Current Land Use Designation: MDR
- G. Current Zoning District: RMD-D
- H. Requested Land Use Designation: HDR
- I. Requested Zoning District: PUD
- J. Real Estate Number(s): 122486 0000

II. QUANTITATIVE DATA

- A. Total Acreage: ± 1.69 Acres
- B. Maximum Residential Density: 80 units/acre
- C. Total Number of Dwelling Units: 130 Units

III. STATEMENTS

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

The Proposed PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning.

This PUD is filed to permit high density residential senior living development consistent with the HDR land use category and the RHD-B zoning district, with the following exceptions:

1. Minimum lot requirement: 545 square feet for each family unit, not to exceed 80 units per acre.
 2. Minimum yard requirement: Front, side and rear are to be reduced to 20 feet.
 3. Height of Structure: Maximum height shall be 70 feet; provided, however, that the height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 70 feet.
 4. Parking: Parking for the development is to be per the requirements of Part 12 Zoning code "Sec 656.604 (a) (6) – Housing for the Elderly" in that the site is have at minimum 1 space for each two dwelling units at a minimum, with the exception that there is no maximum parking requirements.
 5. Perimeter Landscaping & Buffers: Perimeter landscaping and uncomplimentary landscape buffers will be reduced to a minimum of 5'.
- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

All buildings, parking areas, landscaping, stormwater facilities, and amenities shall be privately owned, operated, and maintained by the Owner, JHA, or a designated management entity. No common facilities are proposed to be owned or maintained by the City.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- (1) Multiple-family dwellings.
- (2) Commercial neighborhood retail and service establishments structurally integrated with a multiple-family dwelling not exceeding 25% of the total floor area
- (3) Professional office uses structurally integrated with a multiple-family dwelling not exceeding 25% of the total floor area.
- (4) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
- (5) Housing for the elderly.
- (6) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (7) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (8) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
- (9) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
- (10) Home occupations meeting the performance standards and development criteria set forth in Part 4.
- (11) Family day care homes meeting the performance and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

- (1) Cemeteries and mausoleums but not funeral homes or mortuaries
- (2) Elementary and secondary schools meeting the performance standards and development criteria set forth in Part 4.
- (3) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (4) Nursing homes.
- (5) Residential treatment facilities.
- (6) Private clubs.
- (7) Day care centers meeting the performances standards and development criteria set forth in Part 4.
- (8) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (9) Home occupations meeting the performance standards and development criteria set forth in Part 4.
- (10) Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.
- (11) Boarding houses.
- (12) Supporting Commercial Retail Sales and Service Establishments or Supporting Professional Offices uses in conjunction with multi-family.

C. Permitted Accessory Uses and Structures:

- (1) Shall be consistent with the requirements Sec. 656.403 of the Zoning Code
- (2) In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers, establishments for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests with no signs or other external evidence of the existence of these establishments

V. DESIGN GUIDELINES

A. Lot Requirements

- (1) Minimum lot area: 545 square feet for each family unit, not to exceed 80 units per acre.
- (2) Minimum lot width: 20'
- (3) Maximum lot coverage: 80 percent lot coverage by all buildings and structures.
- (4) Maximum Impervious Ratio: Impervious Ratio for site not to exceed 85 percent.
- (5) Minimum front yard: 20'
- (6) Minimum side yard: 20'
- (7) Minimum rear yard: 20'
- (8) Maximum height of structures: Maximum height shall be 70 feet; provided, however, that the height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 70 feet.

B. Ingress, Egress and Circulation:*(1) Parking Requirements.*

- a. Parking for the development is to be per the requirements of Part 12 Zoning code “Sec 656.604 (a) (6) – Housing for the Elderly” in that the proposed development is have at minimum 1 space for each two dwelling units at a minimum, with the exception that there are no maximum parking requirements for this use. All other uses not mentioned herein shall provide minimum parking pursuant to Part 6 of the Zoning Code.

(2) Vehicular Access.

- a. Vehicular access to the Property shall be by way of Odessa Street or as substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

(3) Pedestrian Access.

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan.

C. Signs

- (1) The sign requirements for this development shall be consistent with the requirements of Part 13 of the Zoning Code.

D. Landscaping

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code, with the expectation that perimeter landscaping and uncomplimentary landscape buffers will be reduced to a minimum of 5’.

E. Recreation and Open Space

The recreation and open space requirements shall be in accordance with Sec. 656.420.

F. Utilities

Water, sanitary sewer, and electric will be provided by JEA.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property and showing the general layout of the overall Property.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

A. Is more efficient than would be possible through strict application of the Zoning Code;

The Franklin Arms Planned Unit Development allows for a more efficient and effective redevelopment of the Property than would be possible through strict application of the conventional Zoning Code. While the existing zoning district permits residential use, rigid dimensional standards and development limitations would restrict the ability to design a compact, modern senior housing facility that maximizes the use of the site while meeting contemporary building, accessibility, and operational requirements.

Through the Planned Unit Development, flexibility is provided in building height, setbacks, parking standards, landscape buffers and site layout, allowing the project to respond appropriately to the unique characteristics of an urban infill parcel within the Urban Priority Area. This flexibility supports efficient land utilization and enables vertical development that better accommodates senior housing needs without expanding the development footprint.

Additionally, the PUD provides a coordinated and site-specific development framework that integrates architectural design, circulation, landscaping, and infrastructure in a manner that cannot be achieved through strict adherence to standard zoning regulations. As a result, the Planned Unit Development promotes efficient use of land, infrastructure, and resources while delivering a higher-quality development that supports the City's Comprehensive Plan objectives and public interests.

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

The Franklin Arms Planned Unit Development is compatible with the surrounding land uses and will improve the overall character of the area. The Property is surrounded on all sides by Medium Density Residential land uses with existing residential development. The proposed redevelopment continues the residential land use pattern already established in the area and does not introduce incompatible commercial or industrial activities.

The building height, setbacks, and site layout are designed to provide appropriate transitions to adjacent properties while maintaining consistency with the urban residential context. The Planned Unit Development establishes site-specific development standards, including minimum yard setbacks, controlled building massing, and required landscaping, which mitigate potential impacts on neighboring residential uses.

The project replaces a deteriorated and functionally obsolete residential structure with a modern, well-designed senior affordable housing community. This reinvestment will remove blighting influences, improve building quality, enhance streetscape appearance, and promote neighborhood stability. By redeveloping an underutilized site with new housing that meets current building, accessibility, and safety standards, the project will enhance the visual, physical, and social characteristics of the surrounding area while remaining compatible with existing land uses.

C. Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan.Consistency with the City of Jacksonville 2045 Comprehensive Plan – Future Land Use Element**1. Urban Infill and Elimination of Blight**Source:

City of Jacksonville 2045 Comprehensive Plan, Future Land Use Element, Goal 1

“To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.”

Alignment:

The Franklin Arms Planned Unit Development replaces an aging and deteriorated public housing structure with a modern senior affordable housing community. This redevelopment removes a blighting influence, improves public safety, and enhances neighborhood character while making efficient use of urban land.

2. Compact Development and Efficient Use of InfrastructureSource:

City of Jacksonville 2045 Comprehensive Plan, 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 of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public and private coordination.”

Alignment:

The proposed redevelopment concentrates 130 dwelling units on approximately 1.69 acres within the Urban Priority Area. The project utilizes existing infrastructure, utilities, and transportation systems and reinforces compact urban development patterns rather than contributing to outward expansion and urban sprawl.

3. Use of Planned Unit Development Zoning

Source:

City of Jacksonville 2045 Comprehensive Plan, Future Land Use Element, Policy 1.1.9

“Promote the use of Planned Unit Development zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.”

Alignment:

The Franklin Arms project utilizes Planned Unit Development zoning to provide flexibility in setbacks, building height, and parking standards needed for a senior housing facility while remaining consistent with the High Density Residential land use designation and surrounding development context.

4. Site-Plan Controlled Development in Established Areas

Source:

City of Jacksonville 2045 Comprehensive Plan, Future Land Use Element, Policy 1.1.10

“Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan-controlled zoning such as Planned Unit Developments for all mixed and multi-use projects.”

Alignment:

This Planned Unit Development establishes clear development standards, permitted uses, circulation requirements, and design guidelines to ensure that the redevelopment is compatible with surrounding residential uses and contributes positively to the existing neighborhood.

5. Infill Redevelopment of Underutilized Property

Source:

City of Jacksonville 2045 Comprehensive Plan, Future Land Use Element, Objective 1.6

“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.”

Alignment:

The existing Franklin Arms structure is underutilized and in poor condition. Redevelopment of this site leverages existing public facilities and infrastructure to meet current community needs, including affordable housing for senior residents.

6. Provision of Housing for the Elderly

Source:

City of Jacksonville 2045 Comprehensive Plan, Housing Element, Objective 1.1

“The City shall assist the private sector in providing an adequate supply of new dwelling units of various types, sizes and costs.”

Alignment:

The Franklin Arms Planned Unit Development provides 130 affordable housing units specifically for senior residents, directly supporting the City’s objective of expanding housing options tailored to different household needs and income levels.

7. High Density Residential Development in the Urban Priority Area

Source:

City of Jacksonville 2045 Comprehensive Plan, Future Land Use Element, High Density Residential Urban Priority Area Intent

“High Density Residential in the Urban Priority Area is intended to provide compact high density residential and mixed-use development. High density residential development which includes limited commercial and office uses which serve the residential component of High Density Residential developments as well as adjacent neighborhoods is preferred to reduce the number of vehicle miles traveled.”

Alignment:

The requested High Density Residential land use designation and proposed density of up to 80 dwelling units per acre are consistent with Comprehensive Plan standards for the Urban Priority Area and support efficient, compact development patterns.

8. Compatibility and Mitigation of Land Use Impacts

Source:

City of Jacksonville 2045 Comprehensive Plan, Future Land Use Element, Policy 1.1.13

“Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through creation of complementary uses, enhancement of transportation connections, use of noise, odor, vibration and visual or aesthetic controls, or other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.”

Alignment:

The Planned Unit Development provides consistent setbacks, controlled building height, integrated accessory uses, and full compliance with landscape regulations to minimize potential impacts on adjacent residential properties.

9. Infrastructure Concurrency and Centralized Utilities

Source:

City of Jacksonville 2045 Comprehensive Plan, Future Land Use Element, Objective 1.2 and Policy 1.2.8

“Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development.”

“Require new development and redevelopment in the Urban Priority Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.”

Alignment:

The Franklin Arms redevelopment will be served by existing Jacksonville Electric Authority water, sewer, and electric infrastructure and includes sidewalk improvements consistent with City requirements.

10. Consistency with Future Land Use Map Densities

Source:

City of Jacksonville 2045 Comprehensive Plan, Future Land Use Element, Policy 4.1.2

“The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.”

Alignment:

The proposed density of 80 dwelling units per acre complies with the maximum density standards for the High Density Residential land use category within the Urban Priority Area.

Consistency with the City of Jacksonville 2045 Comprehensive Plan – Housing Element

1. Stable, Affordable Housing and Neighborhood Sustainability

Source:

City of Jacksonville 2045 Comprehensive Plan, Housing Element, Goal 1

“The City shall develop stable, sustainable and definable neighborhoods which offer safe, sound, sanitary and energy efficient housing that is affordable to all its present and future residents.”

Alignment:

The Franklin Arms Planned Unit Development redevelops an aging and inadequate housing facility into a modern, safe, and sanitary senior affordable housing community. The project strengthens neighborhood stability while ensuring long-term affordability and improved living conditions for elderly residents.

2. Expansion of Housing Supply to Meet Citywide Needs

Source:

City of Jacksonville 2045 Comprehensive Plan, Housing Element, Objective 1.1

“The City shall assist the private sector in providing an adequate supply of new dwelling units of various types, sizes and costs. The City needs to add an estimated 92,282 units between 2020 and 2045 in order to keep pace with population growth and or fluctuations in market forces and migration patterns.”

Alignment:

The proposed 130 senior affordable housing units directly contribute to the City’s projected housing needs by adding new dwelling units within the urban core that serve a specific and growing demographic group.

3. Incentives for Diverse and Affordable Housing Types

Source:

City of Jacksonville 2045 Comprehensive Plan, Housing Element, Policy 1.1.1

“The City in its Land Development Regulations shall continue to provide incentives such as higher densities or special design considerations to encourage the building of a wide variety of housing types, designs, and price ranges and promote an equitable distribution of housing choices throughout the City.”

Alignment:

The Planned Unit Development zoning allows design flexibility, increased density, and tailored development standards that support affordable senior housing while maintaining neighborhood compatibility.

4. Availability of Infrastructure Concurrent with Development

Source:

City of Jacksonville 2045 Comprehensive Plan, Housing Element, Policy 1.1.3

“The City’s Planning and Development Department shall ensure that the Future Land Use Element shall include an adequate supply of land for various types of residential uses needed in the City and that the required infrastructure will be in place concurrent with the impact of proposed developments.”

Alignment:

The Franklin Arms site is served by existing water, sewer, electric, roadway, and pedestrian infrastructure, allowing redevelopment to occur efficiently without the need for new or extended public facilities.

5. Increase in Affordable and Special-Needs Housing

Source:

City of Jacksonville 2045 Comprehensive Plan, Housing Element, Objective 1.2

“The City shall increase the availability of affordable housing by assisting the private sector in reducing the cost of providing a diverse housing stock and in rehabilitating housing which is affordable and available to all socioeconomic groups and special needs households.”

Alignment:

The redevelopment is specifically designed as an affordable senior housing project, serving a special-needs population and maintaining long-term affordability through coordinated public and private sector efforts.

6. Support for Housing for the Elderly

Source:

City of Jacksonville 2045 Comprehensive Plan, Housing Element, Policy 1.3.9

“The City shall include incentives in the Land Development Regulations for projects serving the elderly that are accessible to medical services, transportation, and other necessary support systems.”

Alignment:

The Franklin Arms Planned Unit Development utilizes development incentives and zoning flexibility to provide age-restricted housing within an established area that offers proximity to medical services, transit access, and community support facilities.

7. Use of Infill Sites for Affordable Housing

Source:

City of Jacksonville 2045 Comprehensive Plan, Housing Element, Objective 1.3

“The City shall ensure that Land Development Regulations allow for the provision of sites for low and moderate income housing, manufactured homes, elderly housing, and group homes, utilizing both new locations and in-fill sites.”

Alignment:

The project redevelops an existing urban site currently in residential use, reinforcing the City’s policy preference for infill development rather than displacement of housing opportunities to undeveloped areas.

8. Elimination of Substandard Housing Conditions

Source:

City of Jacksonville 2045 Comprehensive Plan, Housing Element, Objective 1.5

“The City shall assist the private sector and use public resources to improve the structural and aesthetic condition of existing housing and to eliminate substandard housing conditions in all areas of the City, stressing rehabilitation over demolition wherever possible.”

Alignment:

The existing structure is functionally obsolete and unsuitable for rehabilitation. Redevelopment eliminates substandard conditions and replaces the building with modern housing that meets current safety, accessibility, and building code standards.

9. Assistance to Special Needs Populations Including Seniors

Source:

City of Jacksonville 2045 Comprehensive Plan, Housing Element, Objective 1.7

“The City shall continue to assist the private sector and non-profit providers of housing and related services for individuals with special needs, such as elderly, victims of domestic violence, and physically or mentally disabled.”

Alignment:

The Franklin Arms project directly addresses the housing needs of elderly residents by providing purpose-built senior affordable housing within a managed and supportive residential environment.

10. Preservation of Neighborhood Character During Redevelopment

Source:

City of Jacksonville 2045 Comprehensive Plan, Housing Element, Policy 1.4.7

“The City shall continue to utilize Land Development Regulations regulatory incentives for infill projects that are compatible with older neighborhoods and historic districts and encourage the creation of affordable in-fill housing.”

Alignment:

The Planned Unit Development establishes clear development controls governing building placement, height, setbacks, and landscaping to ensure compatibility with surrounding residential uses while supporting affordable infill redevelopment.

City of Jacksonville 2045 Comprehensive Plan Compatibility

The Franklin Arms Planned Unit Development is consistent with and advances the goals, objectives, and policies of the City of Jacksonville 2045 Comprehensive Plan, including both the Future Land Use Element and the Housing Element. The project represents an appropriate urban infill redevelopment within the Urban Priority Area, replacing a functionally obsolete and deteriorated residential structure with a modern, affordable senior housing community.

The proposed development supports compact land use patterns, efficient use of existing public infrastructure, and revitalization of an established urban neighborhood, while ensuring compatibility with surrounding residential land uses through site-specific design standards established by the Planned Unit Development. Concurrently, the project contributes to the City's long-term housing objectives by expanding the supply of affordable housing for elderly residents, addressing the needs of a special-needs population, and strengthening neighborhood stability through reinvestment in quality housing.

Taken together, the Franklin Arms Planned Unit Development promotes smart growth principles, eliminates conditions of blight, supports affordable and senior housing initiatives, and advances the public health, safety, and welfare. The project satisfies the Comprehensive Plan's intent for both land use and housing policy and meets the criteria for approval of the proposed Planned Unit Development and associated land use amendment.