

**PUD Written Description**  
**The Village at Southside PUD**  
**May 25, 2021**  
**City Development Number: TBD.**

**I. PROJECT DESCRIPTION**

**A.** The Village at Southside PUD affordable senior housing apartment development proposal, anticipated to be located on undeveloped property owned by The Southside Church of God in Christ, Inc., is planned to occupy 5.24+/- Acres of the Church's total 12.56 +/- acres of land (Please see Exhibit F, the proposed development's Conceptual Site Plan).

There are two (2) Churches currently established on the subject property.

The main Church facility (RE #126635-0000), constructed in 2004, is made up of 18,746+/- enclosed sf of Effective Area.

The second Church facility (RE #126038-0000), constructed in 1941, is made up of 326 enclosed sf of Effective Area.

The Developer, Smith-Henzy Advisory Group, noting the unavailability of affordable senior housing apartment units in this area of Jacksonville, has entered into a Resolution Agreement with The Southside Church of God in Christ, Inc. to help the Church undertake the project (please see Exhibit 3).

The Village at Southside PUD proposal is located in the Pine Forest/East San Marco neighborhoods of southeast Jacksonville, north of Emerson Street between St. Augustine Road to the west, and Freeman Road to the east, and is bordered by Sheridan Lane and Duck Road to the north, and then by Emerson Street to its south.

To the immediate northwest of the proposed senior affordable apartment housing development are three (3) lots zoned RMD-A (MDR Future land Use Classification), and, immediately west and southwest, various types of commercial properties zoned CCG-2 (CGC future land use classification).

A number of commercial properties lie immediately south of the Church property are also zoned CCG-2 (CGC), while immediately adjacent to the Church property's easterly boundary are found fourteen (14) established single family detached dwelling units along Freeman Road that are zoned RLD-60 (LDR future land use classification).

Please see Exhibit "F" that depicts the locations of the neighboring properties and their respective zoning classifications.

**B.** The project name is "The Village at Southside PUD".

**C.** Project Landscape Architect:

Tom Norman, A.I.A. LEEDS AP  
Elbert Norman Brady Architects  
1361 13<sup>th</sup> Avenue South, Suite 230  
Jacksonville Beach, Florida 32250  
(904) 241-9997  
tnorman@enbarchitects.com

**D.** Project Engineer:

Edward Goodson  
Goodson Bergan & Associates  
10175 Fortune Parkway, Suite 403  
Jacksonville, Florida 32256  
(904) 519-7770  
(904) 699-5698 (cell)  
EGoodson@gbacivil.com

**E.** Project Developer:

Erin Schlitts  
Vice President of Development  
Smith & Henzy Advisory Group, Inc.  
Delray Beach, Florida 33444  
(231) 883-7692  
eschlitts@smithhenzy.com

**F.** Current Land Designations:

MDR (Medium Density Residential), LI (Light Industrial), CGC (Community General Commercial).

**G.** Current Zoning District: PUD, RMD-A, CCG-2 and RLD-60 (please see Exhibit "E" Zoning Map).

**H.** Requested Zoning District: PUD.

**I.** Real Estate Number: RE #126635-0000; RE #126035-0010 and RE #126038-0000 (please see Exhibit "E" for Property Appraiser Card & Maps).

## II. QUANTITATIVE DATA

- A. Total Acreage: 12.56+/- acres.
- B. Total number of dwelling units: Maximum 187 affordable senior apartment units on 9.56+/- Acres of Subject Property.
- C. Total number of non-residential floor area: 0.
- D. Total amount of recreation area: 1.00+/- Acres (.09%).
- E. Total amount of open space: 3.50+/- Acres (28%).
- F. Total amount of public/private rights of way: 0.
- G. Total amount of land coverage of all buildings and structures: 112,100 enclosed sf (21%).
- H. Phase schedule of construction:
  - Single Phase
  - Horizontal development to commence 1st Quarter of 2022
  - Affordable Senior Housing Apartment development of all apartment units anticipated by 2023.

## III. STATEMENTS

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

The three (3) existing Future Land Use and Zoning Classifications of the subject property do not all allow the development of affordable senior apartments (MDR/RMD-A, CGC/CCG-2 and LI/PUD).

### **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.**

(1). Continued operation and maintenance of areas not so operated and/or maintained by the City shall be managed and effected by The Southside Church of God in Christ, Inc. and/or The Village at Southside Incorporated Home Owners Association ("HOA"), created by the Developer prior to the completion of the affordable senior apartment housing development, issuance of any certificates of occupancy, and prior to any modification request to the PUD following its approval by City Council.

(2). Evidence of the establishment of the HOA will be submitted to the City Planning Department's Building Inspection Division along with the development's initial building permit applications.

#### **IV. USES AND RESTRICTIONS**

##### **A. Permitted Uses:**

(1). Essential services, including water, sewer, gas, telephone, radio, television, and electric, meeting the performance standards development criteria set forth in Part 4 of Chapter 656, Ordinance Code.

(2). Home occupations meeting the performance standards and development criteria set forth in Part 4, Chapter 655, Ordinance Code.

(3). Multiple-family dwellings.

(4). Housing for the Elderly.

(5). Churches, including a rectory or similar use, as well as day care meeting the performance standards and development criteria set forth in Part 4.

##### **B. Permissible Uses by Exception:**

(1). Animals other than household pets meeting the performance standards and development criteria set forth in Part 4, Chapter 656, Ordinance Code.

(2). Home occupations meeting the performance standards and development criteria set forth in Part 4 of Chapter 656, Ordinance Code.

**(C). Temporary sales offices and construction trailers shall be allowed to be placed on site and moved throughout the site, if necessary.**

(1). The number of temporary offices on site shall not exceed three (3) at any given time; they shall be removed upon the completion of all sales and construction activities on the subject property.

(2). No construction trailers shall be located next to a completed and occupied affordable senior apartment dwelling unit.

(3). Completed affordable senior apartment units may be used as model apartments or sales or construction offices.

**(D). Limitations on Permitted or Permissible Uses by Exception.**

- All Permissible Uses by Exception shall be required to prepare and submit a Planning and Development Department Zoning Exception application to the Planning and Development Department for its review and recommendation to the City of Jacksonville Planning Commission, who will consider the application and make its determination to approve or deny the proposed Zoning Exception.

**(E). Permitted Accessory Uses and Structures:**

- Accessory uses and structures are allowed as permitted in Section 656.403, Ordinance Code.

**V. DESIGN GUIDELINES**

**(A). Lot Requirements:**

- (1) Minimum Lot Area: NA.
- (2). Minimum Lot Width: NA.
- (3). Maximum Lot Coverage: NA.
- (4). Minimum Front Setback: 25 feet
- (5). Minimum Side Setback: 10 feet.
- (6). Minimum Rear Setback: 10 feet.
- (7). Maximum Structure Height: 50 feet.

**(B). Ingress, Egress and Circulation:**

(1). Parking Requirements: The parking requirements for this development shall be consistent with the requirements of Part 6, Chapter 656, Ordinance Code.

(2). Vehicular Access:

(a). Vehicular access to The Village at Southside PUD shall be by way of Emerson Street and, potentially, by way of Duck Road (pending acquisition of access/egress rights, as substantially shown in the Conceptual Site Plan (please see Exhibit "F"). The final location of all access points is subject to the review and approval of the Planning and Development Department's Development Services Division.

**(b).** The Village at Southside PUD, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the existing Church and those intended to provide for the proposed affordable senior apartments that will share the overall site, if ownership or occupancy of the subject property is subdivided among more than one person or entity.

**(3).** Pedestrian Access:

**(a).** Pedestrian access and circulation shall be provided by Developer installed sidewalks in accordance with the 2030 Comprehensive Plan.

**(C).** Signs:

**(1).** The Developer may construct up to two (2) permanent, double faced identity signs at each side of the entrance to The Village at Southside PUD at Emerson Road, and, potentially, at Duck Road. The sign(s) may be located within the roadway right-of-way or on private property. The sign(s) shall not exceed twenty-four (24) square feet each in area or twelve (12) feet in height each (please see Exhibit "H" for examples of the proposed entry signage models).

**(2).** Real estate and construction signage shall also be allowed as provided for by Part 656.1306 and Section 656.1307, Ordinance Code.

**(D).** Landscaping, Fencing and Buffering & Stormwater Runoff Control:

**(1).** The Property shall be developed in accordance with the Part 12 Zoning Landscape Regulations of Section 656, Ordinance Code (as of January 1, 2019) and per the City of Jacksonville Charter Article 25.

**(2).** To mitigate the proximity of The Village at Southside PUD where abutting residential land use classified lands and to adjacent residentially zoned districts (as depicted in Exhibit "F"), a six (6) foot fence and/or landscaped buffer, at least 85% opaque, shall be provided along the exterior boundaries of the Village at Southside PUD's so affected boundaries, as described in the proposed Conceptual Site Plan (at Exhibit "F").

**(E).** Recreation and Open Space.

**(1).** The Village at Southside PUD will feature at least (1.0+/-) acre of passive recreation areas, suitable for its affordable senior apartment unit residents, pursuant to the City Standard for projects proposing at least 100 single family dwelling units.

**(F).** Utilities:

**(1).** Potable water will be provided for by the Jacksonville Electric Authority ("JEA").

(2). Sanitary sewer will be provided for by JEA.

(3). Electric services will be provided for by JEA.

**(G). Wetlands:**

(1). If necessary, all wetlands will be re-permitted according to local, state and federal regulations.

**VI. DEVELOPMENT PLAN APPROVAL**

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

**VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed PUD differs from the usual application of the Zoning Code because it will include unique buffering, site planning and other conditions that would not be required through a strict application of the subject site's existing Future Land Use and Zoning Classifications. The proposed senior living apartment development will fulfill the demand for senior affordable housing needs appropriate to senior citizens' lifestyles and income levels. It will have a positive impact on the area, blend well with the surrounding uses and may help to increase the property values of the neighboring property in the area.

**(A).** The subject property is currently zoned PUD (Ordinance 2009-753-A), which did not provide for senior affordable apartments at the time it was approved, the Church choosing not to make application for a future land use change to the 2010 Comprehensive Plan in concert with the PUD to allow for any residential uses, so that today the Church's future land use classifications are inconsistent with the proposed multi-family residential use.

Given the limited number of available senior affordable apartments units available for lease in the immediate area, and noting housing development patterns throughout the City and the Pine Forest/San Marco neighborhoods, The Village at Southside PUD site can be characterized as an undeveloped "infill" location and thus is ripe for this type of residential development in response to the ongoing senior aging ("Baby Boomers") cohort growth in the City.

The proposed maximum 187 senior affordable apartment housing project at this location is not possible under a strict application of the City's Zoning Code.

**(B).** Approval of The Village at Southside PUD will allow the development of a maximum 187 affordable senior apartment units will serve as a transitional use between the existing residential and commercial properties to its west, existing residential units to its northerly boundary, to its east (LDR/RDL-60 lots) and to its southerly neighbors (CGC-CCG-2) particularly given a significant portion (3.5+/- acres) of the proposed PUD's subject property is classified as jurisdictional wetlands, leaving the neighbors to the southwest, south and east with little or no impact on the character of their respective view sheds.

**(C).** The Village at Southside PUD will promote the purposes of the City of Jacksonville's 2030 Comprehensive Plan.

For example:

**(1).** FLUE Goal 1. To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health safety and welfare posed by hazards, nuisances, incompatible land uses and degradation.

**(2).** FLUE 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 private coordination.

**(3).** FLUE Policy 1.1.9. Permits development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined in the Future Land Use map category description and their associated provisions.

**(4).** FLUE 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 and federal regulations.

**(5).** FLUE 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 Sanitary Sewer Sub-Element.

**(6).** FLUE Policy 3.1.3. Protect neighborhoods from potential negative impacts by providing a graduation of uses and scale transition. The Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.



(7). FLUE Policy 3.1.6. The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

#### **VIII. ADDITIONAL PUD REVIEW CRITERIA**

(A). Consistency with the Concurrency and Mobility Management System: The PUD will satisfy all concurrency and mobility requirements as mandated by the City under Chapter 655, Ordinance Code and Ordinance 2020-235-E as administered by the Planning and Development Department's Concurrency and Mobility Management System Office.

(B). Allocation of Residential Land Use: The Village at Southside PUD is also applying for a proposed Small Scale Land Use Amendment in order to be consistent with land use allocations under the Future Land Use Element of the City's 2030 Comprehensive Plan.

(C). Sidewalks, Trails and Bikeways: Sidewalks will be provided pursuant to the requirements for sidewalk establishment established under the City's 2030 Comprehensive Plan.

(D). Storm Water Retention: The Village at Southside PUD already features an existing stormwater retention pond yet shall comply with any additional stormwater retention facilities to accommodate the stormwater runoff emanating from its proposed affordable senior apartments pursuant to the City of Jacksonville's Design Guide and Best Practices Manual.

(E). No wildlife survey is required because The Village at Southside PUD's overall site is less than fifty (50) acres.