

8737 Baymeadows Road PUD
Written Description
May 10, 2021

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Category: CGC
- B. Current Zoning District: PUD
- C. Requested Zoning District: PUD
- D. Real Estate Number: 152612-0290

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 3.9± acres of property (the “Property”) from Planned Unit Development (PUD) to PUD. The subject property is located at the northeast corner of Baymeadows Road and Baymeadows Way, at 8737 Baymeadows Road and is more particularly described in the legal description attached as Exhibit “1” to this application.

The existing PUD Ordinance 89-584-375 was approved for a hotel/motel use, and the Property is developed with 116 hotel rooms under the Homewood Suites hotel flag. The purpose of this rezoning is to convert the existing buildings and facilities to 108 one bedroom and 8 two bedroom multifamily apartment units. In order to comply with the Comprehensive Plan Future Land Use Element provisions limiting multifamily development within the CGC future land use category to a maximum of eighty percent of a development, and prohibiting ground floor residential development abutting arterials roadways, a companion small scale land use amendment seeking a site specific policy addressing these two issues has also been submitted. The tracking number is 5542. No new vertical development is proposed. A conceptual site plan of the proposed redevelopment is attached to this application (the “Site Plan”).

III. PUD DEVELOPMENT CRITERIA

A. Description of Uses and Development Criteria

1. *Permitted uses.* Multi-family apartment dwelling units, hotel/motel rooms, amenities including but not limited to cabana/clubhouse, pool, recreation/ball courts, health/exercise facility, business/conference center, business and leasing offices, and similar uses; essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code; and home occupations

meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. Cellular towers, communication antennas and communication towers as described in Part 15 of the Zoning Code are permitted.

2. *Permitted accessory uses and structures.* 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.
3. *Minimum lot requirement (width and area).* 3.9 acres.
4. *Maximum lot coverage by all buildings.* None.
5. *Impervious surface ratio.* 85%.
6. *Minimum Yard Requirements and Building Setbacks.* Each building shall be a minimum of twenty (20) feet from the Property boundaries. The existing setbacks between buildings will remain. Encroachments by sidewalks, driveways, parking, signage, utility structures, retention ponds, fences, street/park furniture, HVAC units, and other similar improvements shall be permitted within the minimum building setbacks.
7. *Maximum height of structure.* Sixty (60) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

B. Overall Development Criteria.

1. *Access.* As shown on the Site Plan, access to the Property will be available via Baymeadows Way. The existing curb cut access to Baymeadows Road will be closed and a second, right-in only, access connection to Baymeadows Way will be added. Interior circulation drives will be privately owned and maintained by the owner and/or an owners' association and/or a management company and may be gated.
2. *Pedestrian Circulation.* External sidewalks exist along Baymeadows Road and Baymeadows Way.

3. *Recreational/Open Space.* Pursuant to the Comprehensive Plan, recreational/open space is required to be provided at a minimum of one hundred fifty (150) square feet per unit; accordingly, the proposed 116 units would require approximately 17,400 square feet of recreational/open space. This will be met by the existing amenity facilities on the Property.
4. *Parking and Loading Requirements.* The proposed unit mix of 108 one bedroom units under 500 square feet, and 8 two bedroom units under 700 square feet, requires a total of 178 parking spaces. The existing hotel use has 115 parking spaces, and an additional fifty-five (55) parking spaces will be created as part of this redevelopment, for a total of one hundred seventy (170) parking spaces.
5. *Signage.* On the Baymeadows Road frontage, one (1) double-sided monument sign up to six (6) feet in width and four (4) feet in height is permitted. On the Baymeadows Way frontage, one (1) double-sided monument sign up to four (4) feet in width and three (3) feet in height is permitted. Both monument signs may be externally illuminated. The existing “Deerwood Association” monument sign on the Property will remain. Real estate signs, directional signs and construction signs in compliance with Part 13 of the Zoning Code are permitted. Temporary signs for models units are also permitted. Wall signs not exceeding ten (10) percent of the square footage of the occupancy frontage or respective side of a building abutting a public right-of-way or approved private street are permitted within the PUD. One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary to the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

6. *Landscaping/fencing.* Landscaping will be provided in accordance with the requirements set forth in Part 12 of the Zoning Code; provided, however, that any required uncomplimentary buffer may overlap with the building setbacks. In addition, accessory structures may be located within

any required uncomplimentary buffer. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation.

7. *Architectural Design.* Dumpsters, propane tanks, and similar appurtenances in each parcel shall be kept behind substantially opaque enclosures composed of the same material and painted the same color as the structures located on the parcel, such that the dumpster, propane tank, or similar appurtenance is screened from view from surrounding roadways and adjacent properties.
8. *Lighting.* Lighting within the PUD shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on adjacent uses.
9. *Stormwater Retention.* Stormwater facilities will be provided in accordance with all applicable regulations.
10. *Utilities.* Electric utility, water and sewer services will be provided by the JEA.
11. *Maintenance of Common Areas and Infrastructure.* The common areas and infrastructure will be maintained by the owner and/or an owners' association and/or a management company.
12. *Conceptual Site Plan.* 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 building locations and roadways shown on the Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.
13. *Temporary Uses.* Temporary leasing office and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site as necessary.
14. *Modifications.* Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. PUD amendments, including administrative

modification, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.

IV. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan:** The Property is located within the CGC - Urban Area land use category according to the Future Land Use Map of the 2030 Comprehensive Plan, which permits multifamily development at a gross density of up to forty (40) units per acre. The PUD permits a maximum of 116 apartment units on approximately 3.9 acres and therefore is consistent with the Comprehensive Plan density limitation. In order to comply with the Comprehensive Plan Future Land Use Element provisions limiting multifamily development within the CGC future land use category to a maximum of eighty percent of a development, and prohibiting ground floor residential development abutting arterials roadways, a companion small scale land use amendment seeking a site specific policy addressing these two issues has also been submitted. The tracking number is 5542. No new vertical development is proposed. The proposed development is consistent with the following objectives and policies of the Future Land Use Element of the 2030 Comprehensive Plan, among others: 1.1.12, 1.1.13, 1.1.20, 1.1.22, 1.1.25, 1.2.4, 1.2.9, 2.10, 3.1.6, and 3.1.11.
- B. **Roadways / Consistency with the Concurrency and Mobility Management System:** The development of the Property will comply with the requirements of the Mobility Plan.
- C. **Allocation of Residential Land Use:** This proposed development will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan.
- D. **Internal Compatibility:** The Site Plan attached as Exhibit “E” addresses access and circulation within the site. Access to the site will be available from Baymeadows Way and may be gated; the existing curb cut access to Baymeadows Road will be closed and a second, right-in only access connection to Baymeadows Way will be added. Internal circulation will be provided by approved private roads. The PUD contains special provisions for signage, landscaping, sidewalks, parking, and other issues relating to the common areas and vehicular and pedestrian traffic. Architectural design guidelines within the PUD provide that buildings, structures and signage within the Property are constructed and painted with materials which are aesthetically compatible and that dumpsters or similar appurtenances are screened from view from surrounding roadways and adjacent properties.

- E. External Compatibility / Intensity of Development:** The proposed development is consistent and comparable to the planned and permitted development in the area. The Property is located in the northwest quadrant of the Baymeadows Road exit off I-95, a major interstate/arterial node. The surrounding land use categories include CGC and BP along Baymeadows Road in both directions; surrounding zoning is CCG-1, IBP, and PUD (Freedom Commerce Center DRI). The Property is located in a developed area with a mix of office and retail commercial uses. The existing structures have been in place since 1991 and will remain. The proposed PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area and increases the mixed use character of this predominantly commercial node by adding a multifamily use. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.
- F. Usable Open Spaces, Plazas, Recreation Areas:** Pursuant to the Comprehensive Plan, recreational/open space is required to be provided at a minimum of one hundred fifty (150) square feet per unit; accordingly, the proposed 116 units would require approximately 17,400 square feet of recreational/open space. This will be met by the existing amenity facilities on the Property.
- G. Impact on Wetlands:** N/A, the Property is already developed.
- H. Listed Species Regulations:** N/A.
- I. Off-Street Parking & Loading Requirements:** The proposed unit mix of 108 one bedroom units under 500 square feet, and 8 two bedroom units under 700 square feet, requires a total of 178 parking spaces. The existing hotel use has 115 parking spaces, and an additional fifty-five (55) parking spaces will be created as part of this redevelopment, for a total of one hundred seventy (170) parking spaces.
- J. Pedestrian Circulation System:** External sidewalks exist along Baymeadows Road and Baymeadows Way.

V. ADDITIONAL § 656.341 DATA

- A. Professional Consultants:** Planner and engineer: AVA Engineers. Developer: Lenox Cove Apartments LLC.
- B. Differences from the 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 the PUD Written Description and PUD

Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property.

- C. Land Coverage of All Buildings and Structures/Nonresidential Floor Area:** The impervious surface ratio will not exceed 85%.
- D. Amount of Public and Private Rights of Way:** The internal circulation drives will remain private and may be gated.
- E. Operation and Maintenance of Common Areas:** The Property is privately owned and will remain so.