

PUD WRITTEN DESCRIPTION
NORMANDY COVE PUD
March 27, 2025

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 14.55 acres of property located at 0 Normandy Boulevard, Jacksonville, FL 32205 (RE # 008130-1200) and as more particularly described in Exhibit 1 (the "Property") and conceptually depicted in the Site Plan filed herewith. The Property is located within the MDR land use category and the Urban Development Area. Current zoning of the Property is RMD-A. The Property is proposed to be rezoned to PUD to allow up to two hundred fifty-five (255) multi-family units to be developed in two phases.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	PBF	PBF-1/PBF-2	Cemetery/ Highway Patrol Station
East	PBF/MDR	PBF-2/RMD-A	Cemetery/Vacant Land
South	PBF	PBF-1	High School
West	CGC	CCG-1	Highway/Vacant Land/ Shopping Center

B. Project name: Normandy Cove PUD

C. Project engineer: NV5, Inc.

D. Project architect: FK Architecture

E. Project developer: HTG Gateway, LLC

F. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC

G. Current land use designation: MDR

H. Current zoning district: RMD-A

- I. Requested zoning district: PUD (based on RMD-D standards)
- J. Real estate number: # 008130 1200

II. QUANTITATIVE DATA

- A. Total acreage: 14.55 acres.
- B. Maximum number of dwelling units: 255.

III. PHASING

The project is proposed to be developed in two phases with an anticipated commencement date for the first phase occurring in 2026 and an anticipated completion date in 2027. Notwithstanding these anticipated dates for the first phase, the timing of the PUD development will be market driven.

IV. STATEMENTS

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

The “Zoning Code” as referred to in this application refers to the City of Jacksonville Zoning Code in effect as of January 24, 2025, and all references to sections and parts set forth herein shall refer to the applicable section(s) and/or part(s) of the Zoning Code unless the reference cites another source.

This PUD permits the development of multiple-family dwellings (including apartments) which are not permitted pursuant to the current RMD-A zoning district regulations. This deviation is necessary due to current market conditions.

A minimum of one and a half (1.5) off-street parking spaces are required per multiple-family dwelling unit, and the ratios set forth in Section 656.604(a)(2) of the Zoning Code shall not apply to the Property. Industry standards and site layout necessitate this deviation.

Off-street parking and loading facilities shall not be required to be located on the same lot or parcel of land they are intended to serve. This deviation from the standards set forth in Section 656.607(a) of the Zoning Code is required to maintain flexibility to allow new parcels or lots to be created within the 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.

Owner or a property owner association or other similar entity will be responsible for the operation and maintenance of the common areas and any facilities that are not provided, operated, or maintained by the City.

V. USES AND RESTRICTIONS

A. Permitted Uses and Structures:

1. Multiple-family dwellings.
2. Townhomes, subject to Section 656.414.
3. Housing for the elderly.
4. Day care homes meeting the performance standards and development criteria set forth in Part 4.
5. Foster care homes.
6. Community residential homes of six or fewer residents 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. Country clubs 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. Cottages.
12. Amenities in conjunction with residential communities, including parks, playgrounds, gyms, clubhouses, pools, dog parks, and other amenities designed for the enjoyment of the residents.
13. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

B. Permitted Accessory Uses and Structures: As permitted in Sections 656.306 and 656.403 of the Zoning Code. Accessory uses may be located on a different lot than the principal use if both uses are located within the Property.

VI. DESIGN GUIDELINES

- A. The regulations set forth in: (1) Section 656.306 of the Zoning Code governing minimum lot requirements, maximum lot coverage, minimum yards, and maximum height of structures for the RMD-D zoning district, and (2) Section 654.129 of the Jacksonville Ordinance Code governing impervious surface area ratios for the RMD-D zoning district shall apply to the Property; the regulations set forth in (1) and (2) above shall apply to the Property as a whole and not be impacted by the creation of new lots or parcels within the Property. No maximum yard requirements shall apply to the Property, and any limitations on permitted and/or permissible uses by exception are set forth in Section V (“Uses and Restrictions”) above.
- B. Ingress, Egress and Circulation:
1. *Parking Requirements.* Parking for multi-family dwellings shall be at a minimum rate of one and a half (1.5) spaces per dwelling. For all other uses, parking may be provided according to Part 6 of the Zoning Code or the applicable ITE standard determined at the discretion of the developer.
 2. *Vehicular Access.* Vehicular access to the Property shall be by way of Sheldon Drive, as conceptually depicted on the Site Plan.
 3. *Pedestrian Access.* As required by City regulations.
- C. Signs: Signs for residential development shall be consistent with the requirements for the RMD-D zoning district as set forth in Part 13 of the Zoning Code. Wayfinding, building identification, and off-site signage is permitted.
- D. Landscaping: Landscaping for residential development shall be provided as required pursuant to Part 12 of the Zoning Code. Internal buffering, landscaping and screening between uses and/or parcels within the Property shall not be required.
- E. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted within the Property. Water, sanitary sewer, and electric services will be provided by JEA.
- F. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state, and federal requirements.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Zoning Code, the PUD meets the applicable criteria for review as follows:

- A. Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the 2045 Comprehensive Plan and specifically contributes to:

Future Land Use Element

1. 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.
2. 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. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) 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. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
 - a. Potential for the development of blighting or other negative influences on abutting properties
 - b. Traffic Impacts
 - c. Site Access
 - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties

- e. Configuration and orientation of the property
 - f. Natural or man-made buffers and boundaries
 - g. Height of development
 - h. Bulk and scale of development
 - i. Building orientation
 - j. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food
4. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
 5. Objective 1.2 - 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. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
 6. Policy 1.2.8 - 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.
 7. 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.
 8. 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.

Housing Element

1. 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.
2. 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.

3. 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.
- B. **Consistency with the Concurrency Management System.** Necessary approvals from the CMMSO in accordance with Chapter 655 of the Jacksonville Ordinance Code will be obtained for the project.
 - C. **Allocation of residential land use.** This PUD permits multi-family dwellings (including apartments) and townhomes consistent with the MDR land use designation.
 - D. **Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Sheldon Drive. Location of the access point shown on the Site Plan as well as final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
 - E. **External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The Property abuts various uses including a cemetery, vacant land, high school, and highway. The proposed multi-family units face interior to the Property and away from the school to the south.
 - F. **Usable open spaces, plazas, recreation areas.** Active recreation shall be provided and/or the Recreation Fee shall be paid if required under the 2045 Comprehensive Plan.
 - G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
 - H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
 - I. **Off-Street parking including loading and unloading areas.** Parking for multi-family dwellings shall be at a minimum rate of one and a half (1.5) spaces per dwelling. For all other uses, parking may be provided according to Part 6 of the Zoning Code or the applicable ITE standard determined at the discretion of the developer.
 - J. **Sidewalks, trails and bikeways.** Sidewalks shall be provided pursuant to City regulations.

EXHIBIT F

PUD Name

Normandy Cove

Land Use Table

Total gross acreage	14.55	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Multiple family	14.55	Acres	100 %
Total number of dwelling units	255	D.U.	
Commercial	0	Acres	0 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space	0.88	Acres	6.1 %
Passive open space	7.04	Acres	48.4 %
Public and private right-of-way	0.16	Acres	1.1 %
Maximum coverage of buildings and structures	80,310	Sq. Ft.	12.7 %

Note:

The land use estimates in this Table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The areas marked as passive open space may be converted to active recreation and/or open space. The maximum coverage by buildings and structures is subject to the PUD Written Description.