

Lenox Multifamily PUD

May 10, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A.** RE #: 007563-0000 and 007563-0150
- B.** Current Land Use Designation: MDR
- C.** Proposed Land Use Designation: MDR (no change)
- D.** Current Zoning District: RMD-D
- E.** Proposed Zoning District: PUD

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

Deerfield Interwest Holdings LLC, et al. (collectively, the “Applicant”) propose to rezone approximately 25.36 acres of property located between Lane Avenue and Lenox Avenue, south of Normandy Boulevard, from RMD-D to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). The Property shall be developed in accordance with this PUD Written Description and the PUD Conceptual Site Plan which is attached as **Exhibit 4** to this Ordinance (the “Site Plan”). A portion of the Property consists of an existing multi-family development (the “Existing Development”).

As described below, the PUD zoning district is being sought to allow for additional multi-family residential development (the “New Development”) on a parcel adjacent to the Existing Development (the “New Development Parcel”). The New Development Parcel is a unique shape and presents challenges for development under the RMD-D conventional zoning district. This PUD allows for the development of the New Development Parcel for multi-family uses consistent with current demands of the market place, in manner that is internally consistent, compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment. This PUD also allows for excess density that is not utilized with respect to the Existing Development pursuant to the existing MDR land use category to be utilized for the New Development.

The Property is designated as Medium Density Residential (“MDR”) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan and is within the Urban Priority Development Area. The PUD shall be developed consistent with the applicable MDR – Urban Priority Area land use categories of the 2030 Comprehensive Plan.

III. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	CGC, MDR, NC, LI	CCG-1, PUD, CN, IBP	Church, Vacant, Multifamily, Outside Storage
East	LI, RPI	IBP, IL, CRO	Outside Storage,
North	MDR	RMD-B	Single Family
West	MDR	RMD-D	Multifamily

IV. PERMITTED USES

A. Maximum Densities/Intensities

Consistent with the provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing MDR Urban Priority Area uses, residential uses shall not exceed twenty (20) units per gross acre within the PUD.

B. PUD Conceptual Site Plan and Parcels

The Site Plan is attached to this Ordinance as **Exhibit 4**. The parcel designations on the Site Plan are solely for the 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. 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 following uses, as described in Sections IV.C below, shall be permitted uses in the parcels as follows:

C. Residential Uses

1. *Permitted uses and structures.*
 - a. Apartments (rental or condominium ownership).
 - b. Townhomes/carriage homes (fee simple, condominium ownership, or rental).
 - c. Leasing/sales/management offices, models, and similar uses.
 - d. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.

e. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.

f. Mail center.

g. Live-Work uses, subject to the provisions of Part 4 of the Zoning Code.

h. Carwash (self) area for residents.

i. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.

j. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.

k. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.

l. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.

2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, Minimum Setback from Property Boundary, and Maximum height of structures for each use.*

a. *Minimum lot width*—None.

b. *Maximum lot coverage by all buildings*—Fifty percent (50%).

c. *Minimum Setback of Principal Structures from Property Boundary*—Twenty (20) feet, which shall be in lieu of any additional or different yard requirements.

d. *Multiple-family dwellings on same lot.* A multiple-family dwelling with four units or more that directly faces, or backs up to, another multiple-family dwelling with at least four units shall provide a separation of at least twenty-five (25) feet. For purposes of clarification, the foregoing requirement shall not apply to the sides of townhomes/carriage homes.

e. *Townhome Lot Requirements.* In the event townhomes are constructed for fee simple ownership, such townhomes shall be subject to the requirements of Part

4 of the Zoning Code. Otherwise, townhomes/carriage homes shall be subject to the lot requirements in this PUD.

f. *Maximum height of structures.* Sixty (60) feet.

D. 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 (or contiguous lot in the same ownership) as the principal use. 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.

E. Height Limitations

Decorative rooftop structures including: screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided as shown on the Site Plan via Lane Avenue South, as to the Existing Development, and Lenox Avenue, as to the New Development. Internal cross-access within the PUD is permitted but not required. The locations and design of the access points, 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 connections, and internal drives shall be subject to the review and approval of Development Services and the Planning and Development Department.

B. Sidewalks, Trails, and Bikeways

Sidewalks shall be provided as required in the 2030 Comprehensive Plan.

C. Recreation/Open Space

Active recreation will be provided with the amenity/recreation areas pursuant to Policy 2.2.5 of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

D. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided

“off-site” within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses. Furthermore, due to the integrated mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.

Notwithstanding anything to the contrary herein, to the extent that the Existing Development was originally developed in compliance with the RMD-D zoning district (or such other applicable zoning district), this PUD is not intended to impose stricter requirements. By way of example and not limitation, to the extent that the parking areas within the Existing Development were originally landscaped in accordance with applicable requirements, stricter parking area landscape requirements shall not apply until such time as the Existing Development is completely redeveloped.

E. Signage

Signage for each of the Existing Development and New Development shall be permitted in accordance with Part 13 of the Zoning Code (2022) with respect to the RMD-D Zoning District.

F. Architectural Guidelines.

Buildings, structures, and signage shall be architecturally compatible with those in other uses within the PUD.

G. Construction offices/model units/real estate rental or 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.

H. Modifications

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

I. Parking and Loading Requirements

Parking will be provided in accordance with Part 6 of the City’s Zoning Code, as it may be amended, with the following additional and superseding provisions:

1. For apartment uses within the New Development, parking shall be provided at a minimum ratio of 1.5 spaces per residential unit and shall be provided in either garages, driveways, or common parking.

2. Up to thirty-five percent (35%) of the parking spaces within the New Development may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the apartment or townhome buildings. The tandem parking spaces may not encroach on the sidewalks. For all uses, parking standards shall be applied taking into consideration the entire use or development at issue. There shall be no limit or maximum number of parking spaces for any use within the PUD.

Notwithstanding anything to the contrary herein, to the extent that the Existing Development was originally developed in compliance with the parking requirement of the Zoning Code at such time, this PUD is not intended to impose stricter requirements.

J. Lighting

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property.

K. Stormwater Retention

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

L. Utilities

The Property is served by JEA.

VI. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on September 16, 2021.

VII. JUSTIFICATION FOR THE PUD REZONING

This PUD allows for development of a unique parcel that would be infeasible to develop under the conventional zoning district applicable to such property. Additionally, considering the nature of the proposed development, the configuration and orientation of the proposed development, the maximum heights provided herein, and other factors, the proposed residential densities within the PUD, are appropriate and compatible with abutting and nearby development.

VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF 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 Site Plan; it includes limitations on uses to ensure compliance with the CGC land use category; it provides for maximum densities/intensities; for each use, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures, which are unique to the design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; it includes variations from the landscaping provisions consistent with the

integrated nature of this PUD; and it includes variations from the parking standards otherwise applicable to accommodate the design of this PUD, shared parking, and other features of a planned development.

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
Uses	See RMD-D in the Zoning Code.	The PUD allows for residential development on the Property, as set forth above.	To allow for the residential development of the Property, as set forth herein.
Lot Requirements	See RMD-D in the Zoning Code.	The PUD adopts specific lot requirements for residential uses on the Property, as set forth above.	The lot requirement allow for the development of residential uses on the property and accounts of unique site characteristics and the mixed use nature of the PUD.
Landscaping	See Original PUD.	<p>Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided “off-site” within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses. Furthermore, due to the integrated mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.</p> <p>Notwithstanding anything to the contrary herein, to the extent that the Parcel A-1 was originally developed in compliance with the Original PUD, this PUD is not intended to impose stricter requirements. By way of example and not limitation, to the extent that the parking areas on the Parcel A-1 were originally landscaped in accordance with applicable requirements, stricter parking area landscape requirements shall not apply until such time as the Parcel A-1 is completely redeveloped.</p>	The landscape requirement account for the integrated nature of the PUD.
Parking	Part 6 of the Zoning Code.	<p>Parking will be provided in accordance with Part 6 of the City’s Zoning Code, as it may be amended, with the following additional and superseding provisions:</p> <p>1. For apartment uses, parking shall be provided at a minimum ratio of 1.5 spaces per residential unit and shall be provided in</p>	To provide parking consistent with the the market for residential uses.

		either garages, driveways, or common parking. 2. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the apartment or townhome buildings. The tandem parking spaces may not encroach on the sidewalks. For all uses, parking standards shall be applied taking into consideration the entire use or development at issue. There shall be no limit or maximum number of parking spaces for any use within the PUD.	
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 Applicant in developing and marketing the Property.

IX. PERMISSIBLE USES BY EXCEPTION

Those uses permissible by exception in the RMD-D zoning districts.

X. NAMES OF DEVELOPMENT TEAM

Developer/Owner: Deerfield Interwest Holding LLC, et al.

Planner/Engineer: Kimley-Horn

Architect: Group 4 Design, Inc.

XI. LAND USE TABLE

A Land Use Table is attached hereto as **Exhibit “F.”** Acreages in Exhibit F are approximate.

XII. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the MDR Urban Priority Area land use category. The proposed residential use a density of twenty (20) units per acre on the gross acreage within the PUD.

B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency and Mobility Management System regulations.

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

D. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

E. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

F. Maintenance of Common Areas and Infrastructure: All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).

G. Usable Open spaces, Plazas, Recreation Areas: The PUD provides ample open spaces and recreational opportunities and will provide active recreation for all residential uses consistent with the Zoning Code

H. Impact on Wetlands: Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

I. Listed Species Regulations: The Property is less than fifty (50) acres in size, so a listed species survey is not required.

J. Parking Including Loading and Unloading Areas: The PUD provides ample off street parking.

K. Sidewalks, Trails, and Bikeways: The PUD will provide for pedestrian and bicycle connectivity and recreational trails consistent with the City of Jacksonville Ordinance Code and the 2030 Comprehensive Plan.

EXHIBIT F

PUD Name

Lenox Multifamily PUD

Date

May 31, 2022

Land Use Table

Total gross acreage	25.4	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	10.5	Acres	41.34 %
Total number of dwelling units	376	D.U.	
Commercial	0	Acres	0 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space	1.3	Acres	5.12 %
Passive open space, wetlands, pond	13.6	Acres	53.54 %
Public and private right-of-way	0	Acres	0 %
Maximum coverage of non-residential buildings and structures	12.7	Sq. Ft.	50 %