

**PUD WRITTEN DESCRIPTION  
MAYPORT PUD  
February 1, 2024**

**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 3.85 acres of property to allow for townhomes on the parcels located at 2150, 2120, 2124, 2114, 0, and 2148 Mayport Road, Jacksonville, FL 32233 (RE#s 169409 0050, 169409 0000, 169409 0010, 169453 0010, 169453 0020, 169409 0020 and 169409 0070) 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 and CGC land use categories, the Suburban Development Area, and is zoned PUD pursuant to Ordinance 2022-251-E and CCG-2.

In 2022, a portion of the Property was rezoned to PUD pursuant to Ordinance 2022-251-E that permitted townhome development on the MDR portion of the Property with a driveway access through land designated CGC (the “Prior PUD”). This PUD is filed to include 2150 Mayport Road (RE 169409 0050) into the land assemblage for townhome development as depicted in the conceptual site plan. As further detailed herein, the CGC areas of the Property may be developed with one hundred percent (100%) multi-family uses by right consistent with the 2045 Comprehensive Plan. This PUD supersedes and replaces the Prior PUD.

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            | MDR/CGC         | RMD-D/CGC-2          | Multi-family                              |
| East             | CGC             | CCG-1                | Mayport Road/Service Garage/Single-family |
| South            | MDR/CGC         | PUD (2019-549)/CCG-2 | Multi-family/Car sales                    |
| West             | MDR             | RMD-D                | Multi-family                              |

- B. Project name: Mayport PUD.
- C. Project engineer: Kennedy Civil Services.
- D. Project developer: Beaches Habitat for Humanity, Inc.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: MDR/CGC.
- G. Current zoning district: PUD (2022-251-E)/CCG-2.

H. Requested zoning district: PUD.

I. Real estate numbers: 169409 0050, 169409 0000, 169409 0010, 169453 0010, 169453 0020, 169409 0020 and 169409 0070.

## **II. QUANTITATIVE DATA**

A. Total acreage: 3.85 acres.

B. Maximum number of residential units: Pursuant to the Comprehensive Plan.

C. Proposed number of townhomes: Forty-four (44) units.

## **III. STATEMENTS**

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

This PUD permits townhome development on the Property with end units having a minimum lot width of twenty (20) feet and a minimum five (5) foot side yard. The minimum front yard for all townhome units shall be twenty (20) feet. Parking is required at a minimum rate of two (2) spaces per unit. Because the proposed townhomes may be individually owned in fee simple, guest parking, if provided, may be located on a separate parcel than the townhomes so long as the guest spaces are located on the Property within this PUD. Stormwater management facilities, drainage pipes and infrastructure are permitted within perimeter buffers and landscaping, and trees are not required within any such buffer or landscaping. Uncomplimentary buffers along outer boundary lines of the Property are not required so long as a visual screen as required in Section 656.1216(b)(3) is provided.

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.

## **IV. USES AND RESTRICTIONS**

A. Permitted Uses:

1. Townhomes.
2. Multi-family dwellings.
3. Single-family dwellings (limited to the areas within the MDR land use category).

4. Amenities in conjunction with residential communities, including parks, playgrounds, gyms, clubhouses, and other amenities designed for the enjoyment of the residents.
5. Essential services, including water, sewer, gas, telephone, radio, television and electric.
6. For the areas located within the CGC land use category, any permitted use within the CCG-2 zoning district. These uses are in addition to the permitted uses in IV.A.1, 2., 4., and 5. above. Notwithstanding, uses associated with pari-mutuel permitholders, racetracks, and adult entertainment are prohibited.

B. Permissible Uses by Exception:

1. For the areas located within the CGC land use category, the permissible uses by exception within the CCG-2 zoning district.

C. Permitted Accessory Uses and Structures:

1. As permitted in Sections 656.306 and 656.403. Accessory uses may be located on a different lot than the principal use as long as both uses are located within the Property.

**V. DESIGN GUIDELINES**

A. Lot requirements for townhomes:

1. Minimum lot width: Fifteen (15) feet; twenty (20) feet for end units.
2. Minimum lot area: One thousand five hundred (1,500) square feet.
3. Maximum lot coverage by all buildings. Seventy percent (70%). Impervious surface ratio as required by Section 654.129 applicable to the RMD-D zoning district.
4. Minimum yard requirements:
  - a. Front – Twenty (20) feet.
  - b. Side – Zero (0) feet; five (5) feet for end units.
  - c. Rear – Ten (10) feet.

B. Lot requirements for commercial and multi-family uses:

1. Minimum lot width and area: None, except as otherwise required for certain uses.
  2. Maximum lot coverage by all buildings: None, except as required for certain uses. Impervious surface ratios as required by Section 654.129 applicable to the RMD-D zoning district for multi-family uses and CCG-2 zoning district for commercial uses.
  3. Minimum yard requirements:
    - a. Front – Zero (0) feet.
    - b. Side – Zero (0) feet.
    - c. Rear – Ten (10) feet.
- C. Lot requirements for single-family dwellings:
1. Minimum lot width: Forty (40) feet.
  2. Minimum lot area: Four thousand (4,000) square feet.
  3. Maximum lot coverage by all buildings. Fifty percent (50%). Impervious surface ratio as required by Section 654.129 applicable to the RMD-D zoning district.
  4. Minimum yard requirements:
    - a. Front – Twenty (20) feet.
    - b. Side – Three (3) feet, or zero (0) lot line provided ten (10) feet on one (1) side between buildings.
    - c. Rear – Ten (10) feet.
- D. Maximum height of structures:
1. Thirty-five (35) feet.
- E. Ingress, Egress and Circulation:
1. *Parking Requirements.* Parking for townhomes shall be at a minimum rate of two (2) spaces per unit and separately designated guest parking spaces within the PUD are not required but may be provided as generally depicted on the Site Plan. The final location and amount of guest parking spaces, if any, shall be depicted as part of the PUD verification of substantial compliance. Parking may be arranged to permit stacking. Separately designated loading spaces are not required. 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 Mayport Road, as conceptually depicted on the Site Plan.
  3. *Pedestrian Access.* As required by City regulations.
- F. **Mayport Road Zoning Overlay:** The Mayport Road Zoning Overlay Regulations shall apply to commercial uses that are not related to residential uses if developed on the Property and are located within two hundred (200) feet from the outer edge of the right-of-way along Mayport Road.
- G. **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 and building identification signage is permitted. Commercial uses unrelated to residential uses shall have signage compliant with the CCG-2 zoning district.
- H. **Landscaping:** Landscaping for residential development shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, that stormwater management facilities, drainage pipes and infrastructure are permitted within the Property, including any required buffer or landscaping, and no trees are required along any perimeter or uncomplimentary landscape or buffer. Uncomplimentary buffers along outer boundary lines of the Property are not required so long as a visual screen as required in Section 656.1216(b)(3) is provided. Internal buffering, landscaping and screening between uses and/or parcels within the Property shall not be required.
- I. **Recreation and Open Space:** Recreation and open space shall be provided as required by the 2045 Comprehensive Plan. In the event that Policy 2.2.4 of the Recreation and Open Space Element applies to the development, Applicant may pay two hundred fifty dollars (\$250.00) per lot (the "Recreation Fee") or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof) to be dedicated as common area and set aside for active recreation within the Property. Applicant may pay the Recreation Fee for none, some, or all of the lots so long as the applicable useable uplands are dedicated as common area to account for the lots not covered by the Recreation Fee. Active recreation areas shall not have a minimum size.
- J. **Utilities:** Essential services, including water, sewer, and gas, as required to serve the project shall be permitted within the Property. Water and sanitary sewer will be provided by Atlantic Beach Utilities and electric will be provided by JEA.
- K. **Wetlands:** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

## VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

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

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 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 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
4. 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
5. 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.
  6. 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.
  7. 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.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

- a. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
- b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
- c. Subdivision (non-residential and residential) where:
  - i. The collection system of a regional utility company is greater than ¼ mile from the proposed subdivision.
  - ii. Each lot is a minimum of ½ acre unsubmerged property.

- iii. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five-year period.
8. Policy 2.2.3 – The City of Jacksonville shall encourage the provision of affordable housing units, as defined in the Housing Element. A PUD rezoning may be used when a rezoning is necessary to facilitate the development of affordable housing units.

Options may include but are not limited to the following:

- a. Allowing a density increase in the designated zoning district (Density Bonus);
  - b. Allowing additional units on an existing lot; and/or
  - c. Requiring a financing mechanism in which a lease is created for the land beneath the affordable unit. The land is owned by a consortium. Since the homeowner does not own the land upon which the house sits, the unit is affordable and becomes part of a permanent inventory of affordable housing units.
9. Goal 3 - To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
10. 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 - 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.



4. 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.
- B. **Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO in accordance with Chapter 655 of the Code.
  - C. **Allocation of residential land use.** This PUD permits multi-family dwellings (including townhomes) and single-family homes where consistent with the land use designation. The CGC areas of the Property may be developed with one hundred percent (100%) multi-family uses by right because fifty percent (50%) or more of the contiguous CGC category land area within up to one quarter (1/4) of a mile radius is developed for non-residential uses.
  - D. **Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Mayport Road. 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 multi-family uses to the north, west and south. The proposed townhomes face interior to the Property and away from the commercial parcel to the southwest. Stormwater facilities are also programmed near the commercial parcel to provide additional separation from the proposed townhomes.
  - 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. Applicant may pay the Recreation Fee for none, some, or all of the lots so long as sufficient useable uplands are dedicated as common area to account for the lots not covered by the Recreation Fee.
  - 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 townhomes shall be at a minimum rate of two (2) spaces per unit and separately designated guest parking spaces are not required but may be provided as set forth herein. Parking may be arranged to permit stacking. Separately designated loading spaces are not required.

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.