

**PUD WRITTEN DESCRIPTION**

**ARELIA JAMES ISLAND PUD**

**June 5, 2023**

**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 13.56 acres of property from PUD to PUD to allow for 30 additional carriage units with the existing apartment complex, for the property located at 10880 Angel Fish Way (RE# 167742 0480) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. The Property is located within the Urban Development Area and is designated RPI on the land use map.

The Property was most recently rezoned to PUD in 2007 by Ordinance 2007-0028 as part of a larger plan to allow for multi-family residential development, comprised of townhomes, apartments, an amenity center, pool and exercise facility. The site plan approved in the current PUD was modified by MM-2008-21 which called for an additional right-in and right-out access point, an additional monument sign, building reconfiguration, and conversion of townhome units to garden apartment units. The current PUD, as modified, allows for a total of 756 apartment units, 270 of which are located on the Property.

This PUD allows for the conversion of the garage structures to carriage units with first-floor garages. This conversion will result in 30 additional carriage units and 75 garage parking spaces, in lieu of the existing 120 garage spaces which have gone under-utilized. The Property has a land use designation of RPI in the Urban Development Area, allowing for a maximum density of 30 dwelling units per acre. The proposed additional carriage units result in a total gross density of 22 dwelling units per acre, consistent with the density allocations in the 2045 Comprehensive Plan.

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            | BP              | IBP                           | Terraces at Town Center Apartments |
| East             | MDR             | PUD (2003-0243;<br>1999-0073) | Oxford Chase Townhomes             |
| South            | MDR             | PUD (1999-0957)               | Heritage Deerwood Condominiums     |
| West             | RPI, BP         | PUD (2007-0028)               | Terraces at Town Center Apartments |

B. Project name: Arelia James Island PUD.

C. Project engineer: Conley & Wicker, Inc.

D. Project developer: DFI Arelia, LLC

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

F. Current land use designation: RPI.

G. Current zoning district: PUD (2007-0028).

H. Requested zoning district: PUD.

I. Real estate number(s): 167742 0480.

## **II. QUANTITATIVE DATA**

A. Total acreage: 13.56 acres

B. Total number of dwelling units: Not to exceed 300 dwelling units.

## **III. STATEMENTS**

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

This PUD implements the standards, regulations and conditions of the existing PUD, as modified, except for the addition of 30 multi-family dwelling units, a parking ratio of 1.65 spaces per dwelling unit and the omission of Commercial Neighborhood (CN) zoning district uses.

The proposed PUD adopts regulations of the RMD-D zoning district with the following exceptions:

1. Amenity/Recreation center, which may include a pool, cabana/clubhouse, health/exercise facility and similar uses has been added as a permitted use.
2. The following uses that would be permitted or permissible in the RMD-D zoning district have been omitted:
  - a. Single-family dwellings.
  - b. Housing for the elderly.
  - c. Family day care homes.
  - d. Foster care homes.
  - e. Community Residential Homes.

- f. Churches.
  - g. Golf courses.
  - h. Country Clubs.
3. Minimum lot width and area are eliminated, consistent with the standards within the current PUD.
  4. Parking requirements for residential uses are modified to provide a fixed rate of 1.65 spaces per dwelling unit.
  5. Signage regulations in Part 13 applicable to the RMD-D zoning district are modified to permit two externally illuminated monument signs, consistent with the current PUD and existing signage on the Property.
- 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.

The owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

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

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

1. Multi-family dwellings
2. Townhomes
3. Amenity/recreation center, including pools, cabanas/clubhouses, health/exercise facilities and similar uses.
4. Home occupations meeting the performance standards and development criteria set forth in Part 4.
5. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
6. Parks, playgrounds, playfields and recreational and community structures.

B. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.

**V. DESIGN GUIDELINES**

A. Lot Requirements:

1. Minimum lot width and area: None (0).
2. Maximum lot coverage by all buildings: Sixty-five (65) percent.
3. Minimum yard requirements:
  - a. Front – Twenty (20) feet.
  - b. Side – Ten (10) feet.
  - c. Rear – Twenty (20) feet.
4. Maximum height of structures:
  - a. Forty-five (45) feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking for residential use shall be provided at a rate of 1.65 spaces for every dwelling unit. Parking may be provided in surface lots or garages.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of Gate Parkway, substantially as shown on the Site Plan.
3. *Pedestrian Access.* As required by the 2045 Comprehensive Plan.

C. Signs: Signage within the PUD shall comply with Part 13 regulations applicable to the RMD-D zoning district, except that the following signs are specifically permitted:

1. Two (2) externally illuminated monument signs not to exceed 24 square feet in area are permitted along Gate Parkway.

D. Landscaping: Landscaping shall be provided as required by Part 12 of the Zoning Code, except that along Gate Parkway, one (1) tree shall be planted for every forty (40) linear feet of road frontage, which may be clustered.

- E. Recreation and Open Space: Recreation and open space shall be provided at a minimum of 150 square feet per dwelling unit. Such areas may include any combination of active and passive recreation areas, amenity areas, parks, walking paths, open space, health/exercise facilities, swimming pools and similar facilities.
- F. Utilities: Essential services, including water, sewer, gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- G. Wetlands: Development that 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. 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.
- 2. Policy 1.1.12 - Promote the use of Planned Unit Developments (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.
- 3. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
  - (1) Creation of complementary uses;
  - (2) Enhancement of transportation connections;

- (3) Use of noise, odor, vibration and visual/ aesthetic controls; and/or
  - (4) Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
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 (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.
  7. Policy 1.5.1 – The City shall protect the natural environment in part by implementing incentives to locate future urban growth into existing urbanized areas.
  8. 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.
  9. Policy 3.1.4 – The City shall allow expansion of residential uses within identified residential enclaves, and permit renovation and reconstruction of existing structures in these areas.
  10. Policy 3.1.12 – The City shall, through Land Development Regulations and land use category descriptions, require higher density residential development and supporting commercial uses to locate on or near arterial or collector roads used for mass transit routes and in proximity to major employment areas in order to ensure the efficient use of land, public facilities, and services, and transportation corridors.

11. 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*

12. 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.
  13. 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.
  14. Policy 1.1.3: The City's Planning and Development Department shall ensure that the Future Land Use Element shall include an adequate supply of land for various types of residential uses needed in the City and that the required infrastructure will be in place concurrent with the impact of proposed developments.
- B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. Allocation of residential land use.** The planned density of 22 units per acre is consistent with the RPI – Urban Area land use allocation, which allows for up to 30 units per acre under the Future Land Use Element of the 2045 Comprehensive Plan.
- D. Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Vehicular access to the site is by way of Gate Parkway. Location of the access points shown on the Site Plan as well as final design of the access points 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 Gate Parkway corridor is predominately multi-family uses at varying densities. The proposed development incrementally increases residential density on the Property from 20 units per acre to 22 units per acre, which is less than the maximum of 30 units per acre under the 2045 Comprehensive Plan and consistent with surrounding multi-family development.
- F. Usable open spaces, plazas, recreation areas.** Open space and recreation areas are provided by existing active and passive recreation areas, amenity areas, parks, walking paths, open space, health/exercise facilities, swimming pools and similar facilities. 62,655 square feet, or 209 square feet per dwelling unit, of open space and recreation

area is provided throughout the site, which is consistent with the 2045 Comprehensive Plan.

- G. **Impact on wetlands.** Development that 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.** The proposed PUD provides a minimum of 1.65 spaces per residential unit which is consistent with market demand and surrounding uses.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the 2045 Comprehensive Plan.