

**PUD WRITTEN DESCRIPTION
ORTEGA CARRIAGE HOUSE PUD**

July 17, 2024

I. PROJECT DESCRIPTION

A. Number of acres, location of the site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 0.9 acres to allow luxury commercial condominiums (the “Project”) on the property located at 4230 and 4218 Ortega Boulevard (RE# 101599 0000 and 101598 0000) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. The condominiums are intended to house a mix of uses including office, neighborhood scale retail and service establishments, as well as to provide a convenient automobile/vehicle storage option. The Property falls within the CGC land use category and is zoned CN. The PUD will be developed consistently with the CGC land use category in the Urban Development Area.

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	CGC	CN	Office
East	LDR	RLD-90	Single-family residential
South	MDR	RMD-90	Condominiums
West	RPI/CGC	PUD/CN	Single-family residential

- B. Project name: Ortega Carriage House PUD.
- C. Project engineer: Almond Engineering.
- D. Project developer: Carriage House Ortega LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC.
- G. Current zoning district: CN.
- H. Requested land use designation: CGC.
- I. Requested zoning district: PUD.
- J. Real estate numbers: 101599 0000 and 101598 0000.

II. QUANTITATIVE DATA

- A. Total acreage: 0.9 acres.
- B. Total amount of non-residential floor area: 19,008 sq. ft.
- C. Maximum number of residential units: 36 units.

III. STATEMENTS

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

The PUD generally adopts regulations the CN zoning district regulations with provisions that account for the transitional character and specific needs of the Project, including:

- 1. Private automobile/vehicle garage condominiums and associated commercial/retail services are included as a permitted use.
 - 2. Restaurants are permitted to serve alcohol and to have outside sales and service.
 - 3. The front yard setback shall be 10 feet in lieu of the greater of 10 feet or the front yard of an adjacent residential district.
 - 4. Separate on-site parking is not required for condominium units with integrated garages.
 - 5. Architectural commitments are detailed to ensure compatibility with the surrounding area.
- 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 continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:
 - 1. Multi-family residential.

2. Professional and business offices.
3. Private automobile/vehicle garage condominiums.
4. Neighborhood retail sales and service establishments.
5. Medical and dental or chiropractor offices and clinics (but not hospitals).
6. Service establishments such as barber or beauty shops, shoe repair shops.
7. Restaurants including outside sales and service and the service of all alcoholic beverages but without drive-in or drive-through facilities.
8. Banks without drive-thru tellers and financial institutions, travel agencies and similar uses.
9. Libraries, museums and community centers.
10. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
11. Veterinarians meeting the performance standards and development criteria set forth in Part 4.
12. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
13. Employment office (but not a day labor pool).
14. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
15. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).
16. Pharmacies in existence as of the effective date of Ordinance 2018-75-E shall be legally permitted uses and shall not be deemed legal nonconforming uses.

B. Permissible uses by exception:

1. Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.

2. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
3. An establishment or facility which includes the retail sale of beer or wine for on-premises consumption.
4. Day care centers meeting the performance standards and development criteria set forth in Part 4.
5. Animal boarding for household pets, meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures:

1. Permitted accessory uses and structures: As permitted under Section 656.403.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot width and area: 75 feet, except as required for certain uses.
2. Maximum lot coverage by all buildings. 50 percent, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.
3. Minimum yard requirements:
 - a. Front – 10 feet.
 - b. Side – 0 feet.
 - c. Rear – 0 feet.
4. Maximum height of structures: 45 feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Condominium units with integrated garages shall not require separate on-site parking. Otherwise, the parking requirements for the Project shall be consistent with the requirements of Part 6 of the Zoning Code.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of Manitou Avenue, substantially as shown on the Site Plan. The final location of all access points is subject to review and approval by the Development Services Division.
3. *Pedestrian Access.* As required by City regulations.

- C. Signs: Signage within the PUD shall comply with Part 13 regulations applicable to the CN zoning district.
- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code.
- E. Recreation and Open Space: Recreation and open space within the PUD will be in compliance with the 2045 Comprehensive Plan.
- F. Utilities: Essential services, including water, sewer, cable, gas and electric 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.
- H. Architectural Elements: The façade of the building shall be clad in a combination of at least two materials such as brick and lap siding, and include window treatments along each frontage. The roofline shall be varied and include architectural features such as cornices. The following are illustrations conceptually depicting potential façade and roofline treatments:





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 1.1.9 - 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
3. Policy 1.1.10 – Ensure mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria:
- i. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category’s predominant land use;
 - ii. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the Comprehensive plan;
 - iii. The proposed development is compatible with surrounding existing land uses and zoning.
4. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
- i. Creation of complementary uses;
 - ii. Enhancement of transportation connections;
 - iii. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - iv. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
5. Policy 1.1.14 - Require public and private infrastructure facilities to be located and designed in a manner that complements surrounding development.

6. 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.
7. Policy 1.1.24 – The City will encourage the use of such smart growth practices as:
 - i. Interconnectivity of transportation modes and recreation and open space areas;
 - ii. A range of densities and types of residential developments
 - iii. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
 - iv. Use of the Development Areas;
 - v. Revitalization of older areas and the downtown;
 - vi. Use of site design features that encourage and enhance the pedestrian experience abutting collector roads and higher (public art, social connection, recreation and open spaces, pedestrian entries and transparency); and
 - vii. Create walkable neighborhoods.
8. 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.
9. 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.
10. Objective 1.3 – Continue to improve coordination between transportation and land use planning in order to optimize transportation system capacity, promote quality site design, and facilitate access to employment and daily goods and services.
11. Policy 1.3.3 – The City shall require through the development review process, the interconnections of land uses in order to reduce the need for trip generation and encourage alternative methods of movement. The development review criteria shall include provisions for convenient on-site traffic flow, considering need for vehicular parking.

12. 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.
13. Policy 1.6.5 - The City should identify economically distressed areas where the historic development pattern and physical environment limit the potential for modern development, and amend the Land Development Regulations to consider parking, landscaping, buffering and similar requirements in these areas in an effort to incentivize infill and redevelopment.
14. Policy 2.2.7 - Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.
15. 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 efficient use of land, public facilities, and services, and transportation corridors.
16. Policy 3.1.14 – Land Development Regulations shall include site design standards to ensure compatibility with adjacent uses and to protect neighborhood scale and character through transition zones, bulk, massing, and height restrictions.
17. Policy 3.2.14 - The City has established and will continue to implement design guidelines through the Planning and Development Department that will encourage development and redevelopment of the City's major office and commercial activity centers as pedestrian places (e.g., signage, landscaping, public art, public spaces).
18. Policy 3.2.15 – The City shall where feasible, increase open space in site designs beyond what is currently specified by Zoning Code through site design techniques (e.g., clustering of structures), in order to promote a park-like quality in non-residential developments.
19. Policy 3.2.27 - Compatibility of new non-residential developments or high density residential developments with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor. In addition, all

development on sites which abut a Low Density Residential and/or Rural Residential land use designation shall provide the following:

- a. A scale transition.
- b. When developing mixed uses, residential uses shall be arranged on the site to provide a use transition between new non-residential uses and the protected abutting residential land uses to the greatest extent feasible.
- c. Elements such as yards, open space, at-grade parking and perimeter walls shall be arranged, designed and landscaped in a manner compatible with adjacent areas to serve as a visual buffering element.

20. Policy 3.4.2 – The City shall encourage development and redevelopment opportunities for mixed and multi-use projects. The Land Development Regulations should be amended, as appropriate, to facilitate such development through regulatory measures.

21. 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.

22. Policy 4.1.10 - Where appropriate, the Land Development Regulations shall be updated to promote mobility friendly site and building design and scale. These updates should accommodate site and building design and scale that is oriented towards creating a pedestrian, bicycle and transit friendly environment. Architectural and site design techniques should also be included in the updates to address walkable and bikeable communities.

- 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.** Residential development will be consistent with the CGC – Urban Area residential density allocations under the 2045 Comprehensive Plan.
- D. **Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. The location 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 Property is located within a commercial node in the Ortega neighborhood, which supports a variety of uses to support the neighborhood. The Project serves as a low-intensity commercial development that will expand upon the offerings to the surrounding residential uses.

- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be provided substantially as shown on the site plan attached as Exhibit E.
- G. **Impact on wetlands.** Any 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 50 acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** The proposed PUD provides garages in connection with the proposed condominiums, parking internal to the site, and requires parking consistent with Part 6 for other uses.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with City regulations.

EXHIBIT F

ORTEGA CARRIAGE HOUSE PUD

March 4, 2024

Land Use Table

Total gross acreage	<u>0.9</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Commercial	<u>0.9</u> Acres	<u>100</u> %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	_____ Acres	_____ %
Public and private right-of-way	_____ Acres	_____ %

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 maximum coverage by buildings and structures is subject to the PUD Written Description.