

**PUD WRITTEN DESCRIPTION
BAYMEADOWS WAY WEST PUD**

August 14, 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 7.64 acres of property to permit multi-family development on the property located at 0 Baymeadows Way West (RE# 152578 2100) as more particularly described in Exhibit 1 (the “Property”) and depicted in the conceptual site plan attached as Exhibit 4 (the “Site Plan”). The Property falls within the Belfort Station DRI, approved pursuant to 1974-690, as amended (the “DRI”), and has BP land use and PUD zoning pursuant to Ordinance 1974-577-E. The Property is also located within the Urban Priority Character Area and an area of Situational Compatibility.

As originally submitted, the Belfort Station DRI did not provide for multi-family use. Through subsequent amendments, a portion of the acreage was converted to the Galleria Point DRI to the north, which was later amended to incorporate multi-family use and developed with the Windsor Falls Condominiums and Deerfoot Point Condominiums. Subsequently, multi-family use in the Belfort Station DRI was approved in 2022 to provide much-needed infill housing and bring a greater mix of uses to the southern portion of the original DRI area. Applicant seeks to develop compatible multi-family residential dwellings. However, the availability of development rights has dwindled since the first multi-family approval within the DRI. As a result, a companion DRI modification is filed within this PUD to remove the Property from the DRI and permit Applicant to utilize the City of Jacksonville’s (the “City”) mobility fee system to mitigate for transportation impacts (the “DRI Modification”). The required mitigation for the DRI transportation impacts have already been provided such that permitting the Property to utilize the mobility fee system produces extra benefit to the transportation network that otherwise would not occur.

Upon approval of the DRI Modification and this PUD, Applicant shall not need development rights under the DRI to construct the development proposed in the Site Plan and shall be entitled to utilize the City’s mobility fee system to mitigate for transportation impacts of the development proposed in the Site Plan. Applicant shall receive any credits against the collection of mobility fees for any contribution related to public facilities or infrastructure, including land dedication, site planning and design, or construction on a dollar-for-dollar basis as required by Florida law and/or City ordinance.

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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	RPI	PUD (2022-143)	Multi-family
East	LI	PUD (2023-594)	I-95
South	BP	IBP	Office
West	BP	PUD (1974-577)	Undeveloped/Office

- B. Project name: Baymeadows Way West PUD.
- C. Project engineer: England-Thims & Miller, Inc.
- D. Project developer: CCP Baymeadows, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: BP.
- G. Current zoning district: PUD (Ordinance 1974-577-E).
- H. Requested zoning district: PUD.
- I. Real estate number: 152578 2100.

II. QUANTITATIVE DATA

- A. Total acreage: 7.64 acres.
- B. Proposed amount of residential units: Two hundred thirty-six (236) units. The total amount of residential dwelling units at final buildout may be below or exceed two hundred thirty-six (236) units without having to modify the Site Plan, provided that the maximum unit count shall not exceed three hundred five (305) units.

III. STATEMENTS

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

This PUD generally adopts the IBP zoning district regulations, but (1) allows multi-family residential dwellings, (2) reduces the minimum lot width and area to permit potential condominiumization or subdivision, (2) adopts site-specific minimum yard requirements, (3) permits a height of sixty (60) feet, and (4) requires multi-family parking to be provided at a minimum ratio of 1.35 spaces per unit with no separately designated guest or loading spaces required.

B. Explanation of proposed deviations or waivers.

These provisions are needed to facilitate the proposed development depicted in the Site Plan to promote infill housing and greater mix of uses within the area. The reduced parking is consistent with the multi-family development directly to the north of the Property approved pursuant to Ordinance 2022-143. The Property's location in the Urban Priority Character Area and its proximity to mass transit and business parks support the required parking ratio.

C. 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 and/or a HOA, CDD, or similar entity 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 residential dwellings, including townhomes which are subject to the design guidelines set forth in Section 656.414, except as modified herein. Single-use multi-family is permitted on the Property because fifty percent (50%) or more of the contiguous BP category within up to one quarter (1/4) of a mile radius of the Property is developed for any other uses permitted in the BP land use category.
2. Medical and dental or chiropractor offices and clinics.
3. Hospitals.
4. Professional offices.
5. Business offices.
6. Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.
7. Union halls.
8. Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.

9. Manufacturer's agents and display rooms, offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment).
10. Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
11. Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
12. Vocational, technical, business, trade or industrial schools and similar uses.
13. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
14. Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.
15. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

B. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403 of the Zoning Code.
2. In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers, establishments for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests with no signs or other external evidence of the existence of these establishments.

C. Permissible uses by exception:

1. Retail sales and service of alcoholic beverages for on-premises consumption, not to exceed 25 percent of the building of which it is a part or 40 seats whichever is greater.
2. Day care centers or care centers meeting the performance standards and criteria set forth in Part 4.
3. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.

4. Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
5. Retail sales of all types of merchandise, service establishments including restaurants, and the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption or both. The aforementioned shall not exceed 50 percent of the building of which it is a part.
6. Animal hospitals, veterinary clinics, animal boarding places, dog parks.
7. Outside storage subject to the performance standards and development criteria set forth in Part 4.
8. Fitness centers.
9. Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot width: None.
2. Minimum lot area: None.
3. Maximum lot coverage by all buildings: Sixty-five percent (65%). Maximum impervious surface ratio shall be eighty-five percent (85%).
4. Minimum yard requirements:
 - a. Front – Ten (10) feet.
 - b. Side – Ten (10) feet.
 - c. Rear – Ten (10) feet.
 - d. These minimum yard requirements shall not apply to individual multi-family units if subdivided for condominiums or fee simple townhomes but shall be required around the perimeter of the Property. Townhomes shall be subject to the requirements set forth in Section 656.414.
5. Maximum height of structures: Sixty (60) feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking for multi-family dwellings shall be provided at a minimum ratio of 1.35 spaces per unit with no maximum. Townhomes shall provide parking at a rate of two (2) spaces per unit. Separately designated guest parking spaces are not required. Parking may be provided on a lot or parcel that is (or will be) owned or managed by an HOA or a similar entity. Separately designated loading spaces are not required for townhomes or multi-family development. All other uses shall provide parking pursuant to Part 6 of the Zoning Code.
 2. *Vehicular Access.* Vehicular access to the Property shall be by way of Baymeadows Way, as conceptually shown on the Site Plan. The final location of any access point shall be subject to the review and approval of the Planning and Development Department.
 3. *Pedestrian Access.* As required by City regulations.
- C. **Signs:** Signs for this development shall be consistent with the requirements for the IBP zoning district as set forth in Part 13 of the Zoning Code.
- 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 shall be provided as required by the 2045 Comprehensive Plan.
- F. **Utilities:** Essential services, including water, sewer, and 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 which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Modifications:** The Site Plan is conceptual in nature and subject to change. Changes to density as set forth herein and changes to the location and configuration of stormwater facilities and other infrastructure, open space, and wetlands are allowed without a modification to the PUD and Site Plan. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code or as set forth herein.

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 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
- a. Creation of complementary uses;
 - b. Enhancement of transportation connections;
 - c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
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. 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.
8. 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 $\frac{1}{4}$ mile from the proposed subdivision.
- ii. Each lot is a minimum of $\frac{1}{2}$ 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.

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.

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. This PUD permits multi-family (including townhome) development. Single-use multi-family is permitted on the Property because fifty percent (50%) or more of the contiguous BP category within up to one quarter ($\frac{1}{4}$) of a mile radius of the Property is developed for any other uses permitted in the BP land use category. The PUD proposes two hundred thirty-six (236) units, although the total amount of residential dwelling units at final buildout may be below or exceed two hundred thirty-six (236) units without having to modify the Site Plan, provided that the maximum unit count shall not exceed three hundred five (305) units.

D. Internal compatibility. The Site Plan conceptually depicts access and circulation within the site. Access to the site is available from Baymeadows Way West. 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. In 2022, the City approved a land use amendment with a site-specific text amendment, a DRI amendment, and rezoning to increase the permitted density under the RPI land use category for the abutting parcels to the north of the Property. That development is approved for three hundred thirty-one (331) dwelling units on 12.95 acres, amounting to twenty-five (25) units per acre. Although the requested density is slightly higher in this PUD (thirty-one (31) units per acre), the overall unit count and size of the Property results in less external impacts because less units are proposed. Further, this infill project within the Urban Priority Area will promote a mix of uses within the business

parks to the north, west and south and encourage internal capture. The Property also has two (2) bus stops within several hundred feet for residents to have convenient access to mass transportation.

- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be substantially provided as shown on the Site Plan attached as Exhibit E.
- 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 provided at a minimum ratio of 1.35 spaces per unit with no maximum. Separately designated guest parking spaces are not required. Separately designated loading spaces are not required for townhomes or multi-family development. All other uses shall provide parking pursuant to Part 6 of the Zoning Code.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.