

**PUD WRITTEN DESCRIPTION
ARLINGTON EXPRESSWAY PUD
March 3, 2025**

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 14.76 acres of property to allow for a multi-family development on the property located at 7960 Arlington Expressway (RE# 142483 0003) and 7820 Arlington Expressway (RE# 142483 0100) 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 CGC, RPI and HDR land use categories and is zoned CCG-2, CRO and PUD approved pursuant to Ordinance 2020-295-E. The Property is also located within the Urban Priority Area.

The Property was historically used by the Federal Bureau of Investigation (“FBI”). Subsequent to the FBI leaving the Property, the existing structures fell into disrepair. In 2020, a land use amendment to HDR and a rezoning to PUD (Ordinance 2020-295-E) was approved to facilitate multi-family development at 7820 Arlington Expressway. This PUD is filed to unify 7960 Arlington Expressway with 7820 Arlington Expressway under a cohesive multi-family development plan encompassing both parcels. A companion land use amendment to HDR is filed with this PUD (application number L-5801-23C) to bring the Property under a cohesive land use designation (the “Companion Land Use Amendment”).

The Companion Land Use Amendment and this PUD propose an increase of permitted residential density in areas outside of the 2013 Coastal High Hazard Area map (“CHHA”) but are included within the CHHA map approved under Ordinance 2024-517 (the “Revised CHHA Map”). As specified in Section 3 of Ordinance 2024-517, land use amendments and rezoning applications that have been paid for and filed with the Planning and Development Department before the effective date of the ordinance are exempt from the Revised CHHA Map. The invoices for the Companion Land Use Amendment and this PUD were paid for and filed with the Planning and Development Department on September 9, 2024, which was two (2) days prior to the September 11, 2024, effective date of Ordinance 2024-517. Accordingly, the Companion Land Use Amendment and this PUD are exempt from the Revised CHHA Map and any pertinent regulations thereto.

A separate HDR land use amendment and a PUD rezoning application (application numbers L-5990-24C and Z-5922) are also filed for 7900 Arlington Expressway (RE# 142483 0040) identified on the Site Plan with striped hatching and “CCG-2 Zoning” (the “Outparcel”) to permit multi-family development. The Outparcel was purchased by Applicant subsequent to the filing of the Companion Land Use Amendment and this PUD but will be developed in concert with this PUD. Notwithstanding anything to the contrary herein, the Design Guidelines set forth in Section 5 of this PUD may be met

either within the Property as defined in this PUD or on a development-wide basis, inclusive of the Outparcel. The project may be built in one (1) or more phases.

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/RPI	CCG-2/CRO/CCG-1	Vacant bar/Arlington Expy./ Undeveloped
East	CGC/MDR	CCG-2/RMD-D	Vacant motel
South	RPI/MDR	CRO/RMD-D	Strawberry Creek/Multi-family
West	CGC/RPI	CCG-2/RMD-D	Vacant bar (the Outparcel)/Undeveloped

- B. Project name: Arlington Expressway PUD.
- C. Project engineer: Baker Design Build.
- D. Project developers: 8000 Realco LLC and 8000-1 LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designations: CGC/RPI/HDR.
- G. Current zoning districts: CCG-2/CRO/PUD (Ordinance 2020-295-E).
- H. Requested land use designation: HDR.
- I. Requested zoning district: PUD.
- J. Real estate numbers: 142483 0003 and 142483 0100.

II. QUANTITATIVE DATA

- A. Total acreage: 14.76 acres.
- B. Proposed number of multi-family units: 659 units. Maximum density shall not exceed 775 dwelling units.

III. STATEMENTS

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

This PUD is filed to permit high density residential multi-family development consistent with the HDR land use category and the RHD-B zoning district, with the following exceptions:

1. Minimum yards, lot widths, and lot area are reduced to zero (0) feet.
2. Height is permitted up to eighty-five (85) feet.
3. Parking for multi-family use is required to be a minimum of one (1) space per unit with no maximum. Parking spaces may be located on a different lot than the lot intended to be served. Certain uses may park according to the ITE Parking Manual.
4. Loading spaces for multi-family use is not required.
5. The maximum driveway access width shall be fifty-six (56) feet.
6. Landscaping may be relocated within the development and shall be determined on a development-wide basis. Landscaping, screening and buffering are not required along the Outparcel shared boundaries.
7. The amenity center and pool area depicted on the Site Plan are the only required active recreation areas. The project may include additional active recreation areas and may substitute the amenity center and pool area for other recreational opportunities on a one (1) for one (1) square foot basis to meet the minimum required under this PUD.

B. Explanation for proposed deviations or waivers.

The reduced yards, lot widths and lot area are to permit condos or sales of individual buildings in the event of subdivision. Additional height is requested to permit the existing buildings as well as other structures that will be similar in height. Parking and loading are based on the Property's location within the Urban Priority Area and proximity to mass transit. The maximum driveway access is to account for existing conditions. The ability to relocate landscaping is needed to permit the master planned development which spans multiple parcels. The active recreation areas exceed the minimum requirements under the 2045 Comprehensive Plan, which requires no active recreation for multi-family developments within the Urban Priority Area.

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, POA, 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 dwellings and associated amenities including, but not limited to clubhouses, indoor and outdoor recreation areas, pools, and dog parks.
2. Commercial neighborhood retail and service establishments horizontally or vertically integrated with a multi-family development not exceeding 25% of the total floor area.
3. Professional office uses horizontally or vertically integrated with a multi-family development not exceeding 25% of the total floor area.
4. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
5. Housing for the elderly.
6. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
7. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
8. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
9. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
10. Home occupations meeting the performance standards and development criteria set forth in Part 4.
11. Family day care homes meeting the performance and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

1. Cemeteries and mausoleums but not funeral homes or mortuaries.
2. Elementary and secondary schools meeting the performance standards and development criteria set forth in Part 4.
3. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
4. Nursing homes.

5. Residential treatment facilities.
6. Private clubs.
7. Day care centers meeting the performances standards and development criteria set forth in Part 4.
8. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
9. Home occupations meeting the performance standards and development criteria set forth in Part 4.
10. Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.
11. Boarding houses.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.
2. In connection with multi-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 as necessary to conform with the HDR land use category.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot width and area: None.
2. Maximum lot coverage by all buildings. None. Impervious surface ratio as required by Section 654.129.
3. Minimum yard requirements (including accessory uses/structures):
 - a. Front – None.
 - b. Side – None.
 - c. Rear – None.

4. Maximum height of structures:
 - a. Eighty-five (85) feet.
- B. Ingress, Egress and Circulation:
 1. *Parking Requirements.* Parking for residential uses shall be provided at a minimum rate of 1.0 space per unit with no maximum and may be provided in surface lots, structured parking, and/or garages. Residential uses require zero (0) dedicated loading spaces provided that loading activity shall be conducted on site and not within a public right of way. Parking spaces may be located on a different lot or parcel than the lot intended to be served, including on the Outparcel. All other uses not mentioned herein shall provide minimum parking pursuant to Part 6 of the Zoning Code or the applicable standard within the most recent edition of the ITE Parking Manual. Any such parking calculation may consider shared parking or any other parking metric generally recognized by Transportation Professionals for uses within this PUD.
 2. *Vehicular Access.* Vehicular access to the Property shall be by way of Arlington Expressway, substantially as shown on the Site Plan. The maximum driveway width shall be fifty-six (56) feet.
 3. *Pedestrian Access.* As required by City regulations.
- C. Signs: Signs for this development shall be consistent with the requirements for RHD zoning districts 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; provided, however, that required landscaping may be relocated within the development. Landscaping shall be determined on a development-wide basis rather than a parcel-by-parcel basis. Internal landscaping, screening, and buffering shall not be required between uses and/or parcels on the Property or along boundaries abutting the Outparcel.
- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan. The amenity center and pool area depicted on the Site Plan are the only required active recreation areas. The project may include additional active recreation areas and may substitute the amenity center and pool area for other recreational opportunities on a one (1) for one (1) square foot basis to meet the minimum required under this PUD.
- 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. Floodway: Development shall comply with the Floodplain Management Regulations set forth in Chapter 652. Applicant has conducted substantial floodplain analysis and has submitted applications to adjust the floodway as depicted in the Site Plan.

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 and enjoyment 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:
 - (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.
 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. Objective 3.1 - Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.
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. 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.
13. 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 Property is located within the Urban Priority Character Area and subject to the Companion Land Use Amendment. The HDR category is primarily intended to provide compact high density residential development and transitional uses between lower density residential uses and commercial uses and public and semi-public use areas at a gross maximum density of eighty (80) units per acre. The proposed density is within the maximum density permitted under HDR.
- D. **Internal compatibility.** The Site Plan addresses access and circulation within the site. Access to the site is available from Arlington Expressway. 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. This PUD facilitates urban infill development of property that has befallen to blight and disrepair. A portion of the Property is already approved for high-density multi-family development. Multi-family use is to the west of the Property and a vacant motel is to the east. There is already an existing multi-family development pattern along Arlington Expressway, including the Oaks Condominiums at 0 Oaks Plantation Drive, the Oaks at Red Bay at 7528 Arlington Expressway, and New Royal Estates at 8050 Arlington Expressway.
- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be provided substantially provided as shown on the Site Plan.
- 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 residential uses shall be provided at a minimum rate of 1.0 space per unit with no maximum and may be provided in surface lots, structured parking, and/or garages. Residential uses require zero (0) dedicated loading spaces provided that loading activity shall be conducted on site and not within a public right of way. Parking spaces may be located on a different lot or parcel than the lot intended to be served. All other uses not mentioned herein shall provide minimum parking pursuant to Part 6 of the Zoning Code

or the applicable standard within the most recent edition of the ITE Parking Manual. Any such parking calculation may consider shared parking or any other parking metric generally recognized by Transportation Professionals for uses within this PUD.

- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.