

PUD WRITTEN DESCRIPTION  
Hendricks and Alford PUD  
February 19, 2020  
RE # 081704 0000 and 081712 0000

The applicant is proposing a mixed-use development which will comprise multi-family residential units along with a parking garage, recreational amenities, existing non-residential uses and potential commercial uses. Concurrent with this application, the applicant has submitted an application to include this property in the Urban Priority Development Area and an application to make the entire property designated CGC under the FLUM of the 2030 Comprehensive Plan.

**I. PROJECT DESCRIPTION**

- A. Project Name: Hendricks and Alford PUD
- B. Project Architect/Planner: Group 4 Design, Inc.
- C. Project Engineer: Envision Design Plus Engineering, LLC
- D. Project Developer: Harbert Realty Services and Corner Lot Development Group

**II. QUANTITATIVE DATA**

Total Acreage:	2.87 acres
Total Number of Dwelling Units:	Up to 133 Units on the MF/Commercial Building
Total amount of non-residential floor area:	96,000 sq. ft. (garage, all floors) +/- 25,000 sq. ft. (existing church, all floors)
Total amount of active recreation area:	16,000 sq. ft. (within the MF/Commercial Building and/or Garage area)
Total amount of passive/open space:	18,600 sq. ft.
Total amount of public/private rights of way:	8,200 sq. ft.
Total amount of land coverage of all buildings and structures over the entire property:	82,900 sq. ft.

### **III. USES AND RESTRICTIONS**

#### **A. Permitted Uses and Structures (MF/Commercial Building and Garage Building)**

1. Multi-family dwellings.
2. Fitness centers (including those open to non-residents), pools, outdoor amenity area and similar recreational facilities and garages which serve and support the residential units, meeting the performance standards and development criteria set forth in Part 4.
3. Office space for management of multi-family dwellings and accessory uses (first floor only).
4. Essential services, including water, sewer, gas, telephone, radio, television, drainage and stormwater facilities serving commercial and residential uses.
5. Parking, garage and management facilities/offices for garage.

#### **B. Permitted Use and Structures by Exception.**

1. Home occupations meeting the performance standards and development criteria set forth in Part 4.

#### **C. Permitted Accessory Use and Structures.**

1. Accessory uses allowed in accordance with Section 656.403.
2. Storage areas.

#### **D. Permitted Uses and Structures (Area A).**

1. Churches, including a rectory or similar use.
2. Commercial retail and sales and service establishments
3. Fitness center, gymnastics, martial arts, music and photography studio

All uses allowed by right or exception in the current Section 656.311.A.(3)  
(Commercial, Residential and Office Zoning District).

#### **E. Permitted accessory uses and structures. Accessory uses allowed in accordance with Section 656.403.**

### **IV. DESIGN GUIDELINES**

#### **A. Minimum lot requirements and building requirements shall be in accordance with the requirements provided herein. See analysis below as to consistency with San Marco**

Overlay and Neighborhood Action Plan.

1. Multi-Family/Commercial Building (Identified as the building designated with 133 residential units on the conceptual site plan)

Setback of MF/Commercial building from Alford Place ROW:	7.5 feet
Setback of MF/Commercial building from Hendricks Avenue ROW:	36 feet
Setback of MF/Commercial building from Mango Place ROW:	7.5 feet
Setback of MF/Commercial building from garage/MF Building:	0 feet
Setback MF/Commercial building from Area A:	6 feet

\* Balconies, stoops, landscape walls and screen walls are permitted to extend into the setback.

Maximum height of MF/Commercial building: See #4 below.

2. Garage Building (located on the southeastern portion of the property on the conceptual site plan)

Setback of Garage Building from MF/Commercial building:	0 feet
Setback of Garage Building from Area A:	3.5 feet
Setback of Garage Building from Mitchell Avenue ROW:	7.5 feet
Setback of Garage Building in building from Mango Place:	7.5 feet

Maximum height: See #4 below.

3. Area A (located on the southwestern portion of the property on the conceptual site plan)

Setback from northern Area A boundary:	0 feet
Setback from Mitchell Avenue ROW:	0 feet
Setback from Hendricks Avenue ROW:	0 feet
Setback from eastern Area A boundary:	20 feet

Maximum height:

4. The maximum height for new buildings as established by the San Marco Overlay is 35 feet. Building height shall be determined as a calculated weighted average across the length of the development from Alford Place to Mitchell Avenue along Mango Place as follows:

A sum of the height to the predominant roof line (ridge or parapet wall) of that portion of a building multiplied by the length of that portion of a building divided by the overall length of permissible building within the minimum setback. The minimum setback for the purpose of this calculation shall be established by the San Marco Overlay.

A graphical depiction and calculation for the Multi-Family Building and Garage Building is provided on the Conceptual Building Section drawing.

The building height calculation shall be for the occupiable floors and shall not include rooftop mechanical equipment and architectural features which may extend another five (5) feet above the highest adjacent roof line or remain below 35 feet.

The existing church buildings within Area A are allowed to remain in their current condition.

## **B. Ingress, Egress and Circulation**

- (1) Parking requirements. The parking requirements for this development shall be as follows:

Multi-family: 1.3 parking spaces shall be provided for each. Parking may be provided on-street, off-street or in the parking garage.

Area A: 117 parking spaces shall be provided in the Garage Building to serve the existing 350 seat church and related educational and office uses. Additional parking spaces may be located within Area A, within the Garage Building, or on-street.

Shared Parking: The development meets the requirements of Section 656.607(d) (2)(b) of the zoning code and therefore the total for shared parking will be 90% of the sum of all required uses. The total required parking shall be 261 spaces (90% of 173 + 117). The Garage Building will provide 276 parking spaces with 117 spaces allocated for Area A, with additional parking spaces within Area A or on-street. During such time as Area A is owned and operated by The South Jacksonville Presbyterian Church, Incorporated (the "Church"), the parking spaces on the ground floor of the garage (the "Ground Floor Spaces") will also be available on a non-exclusive basis for public use, except during times when the Church Parties' (as defined herein) operations or activities on Area A require exclusive use of such Ground Floor Spaces, as determined by the Church in its sole and absolute discretion. As used herein, "Church Parties" means the Church and its employees, members, guests and/or other invitees. All usage of the Ground Floor Spaces shall be subject to reasonable rules and regulations implemented by the Church from time to time. Nothing contained herein shall be deemed to create any parking easements in favor of any third party, including the general public, or create any other rights in favor of a third party, including the general public, except as expressly set forth herein. There are no third party

beneficiaries intended or created by this written description. In the event the Church no longer owns Area A, the Ground Floor Spaces will automatically revert back to the exclusive use of the owner(s) of Area A and their designees.

Up to thirty (30) percent of spaces may be compact and five percent (5%) may be for motorcycles.

(2) Vehicular Access. Vehicular access shall be via Mango Place as shown on the site plan. A drop-off access and entrance to the Garage shall be permissible to and from the Garage via Mitchell Avenue.

**C. Signage.**

All signs shall meet the requirements of Part 13 of the Zoning Code. Signage for Area A may be located throughout the property.

**D. Landscaping.**

A landscaping plan shall be submitted and approved by the Department of Planning and Development prior to issuance of development permits for the multi-family and garage buildings.

**E. Recreation and Open Space.**

16,000square feet of active recreation shall be provided within the MF/Commercial and/or the Garage Building. The open space as calculated herein is based upon the site plan and the buildings depicted herein. If Area A is redeveloped with structures not shown on the site plan, the open space calculation may change.

**F. Utilities.**

All utilities and improvements, as well as any other public works/engineering related issues will be designed and constructed in accordance with the standards and specifications of the City of Jacksonville, Public Works Department and JEA. Water, Sanitary Sewer and Electric will be provided by JEA.

**G. Wetlands.**

Wetlands will be permitted according to local, state and federal requirements.

**H. Site Plan and Modifications.**

The site plan approved as part of this PUD is a conceptual. Final design is subject to change through final site planning, engineering design, permitting and other regulatory approvals, however, all final designs shall be consistent with the location and massing as shown on the site plan.

**I. Phasing**

This project shall be developed in a single phase.

**J. Lighting**

The top floor of the garage will incorporate low-impact LED lighting. A photometric plan will be provided to demonstrate that illumination levels from the garage will not exceed 1.0 foot-candles at the property line along all streets.

**V. DEVELOPMENT PLAN APPROVAL.**

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property and showing the general layout of the overall Property.

**VI. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed project is compatible with the City of Jacksonville 2030 Comprehensive Plan, as proposed to be amended. The proposed development will be beneficial to the surrounding neighborhood and community by providing a transition in intensity of uses and building height. The design and layout of the PUD accomplishes the following:

- A.** Creative in its approach through the use of existing and proposed land use designations;
- B.** Provide a more desirable development than would be possible through the strict application of the existing land uses;
- C.** Provide a development that will improve the characteristics of the surrounding area which the current future land use does not;
- D.** Enhance the appearance of the area through the development criteria, buffering, active and passive recreation; and
- E.** Supportive of the property values and a substantial improvement of the quality of development on the property as of the date hereof.
- F.** Provide for a mix of uses and transition of uses.

**VII. DEVIATIONS REQUESTED.**

Ordinance 2018-684 mandates that shared parking should be considered as a viable

alternative to minimum parking standards. The parking provided will be shared parking between the uses proposed.

As to the active recreation space, the applicant is requesting a deviation of 150 square feet of active recreation per unit to approximately 120 square feet per unit. Because of the urban setting of the area it is impossible to meet the same recreational standards as would be applicable to a suburban site. Several public recreation areas exist within a five (5) minute walk from the development including Fletcher Park, Balis Park and Balis Community Center (Tennis Courts).

Parking for the apartments will be provided at a ratio of 1.3 spaces per residential unit. The 5th Edition (2019) of the Parking Generation Manual prepared by the Institute of Transportation Engineers (ITE) indicates that mid-rise multifamily housing (between 3 and 10 levels) have an average supply ratio of 1.2 parking spaces per residential unit for similar neighborhoods.

## VIII. PUD REVIEW CRITERIA

### **A. 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 residential/commercial areas and garage will be maintained by a single owner. The church will be maintained by the owner of the church.

### **B. Conformance with the San Marco Overlay (656.341(c)(2)(ii)(F)/Administrative Deviation.**

Please see drawings submitted with the application demonstrating the proposed conceptual design elements of the residences.

Section 656.399.7, Ordinance Code sets forth the development standards in the San Marco Overlay. Per the plat of the property recorded in Book 7, Page 14 of the public records for Duval County, there are no building restrictions lines on the plat.

The property is located in the “Fletcher Park” section of the San Marco Overlay. Per Section 656.399.7(b)(9), the applicable setbacks are 7.5 feet for front yards. All of the buildings proposed and existing as part of this PUD are considered a single mixed-use development. As the property is bounded by streets, all of these sides are “front yards.” Non-first floor residential units may have balconies which protrude up to 4 feet into the setbacks set forth on the site plan. The multi-family units located in the MF/Commercial building are more than 7.5 feet from Hendricks Avenue, Alford Place and Mango Place.

Section 656.399.7(e)(2), Ordinance Code specifies that for “commercial/non-residential development” located on property which abuts Hendricks Avenue there

are no required front yard setback, side yard setbacks or rear yard setbacks. If the “outdoor amenity” area is developed with commercial uses specified in this PUD, it will comply with the zero-foot setback for commercial/non-residential development” abutting Hendricks Avenue. Similarly, the Garage Building complies with this setback requirement.

Section 656.399.7(e)(1), Ordinance Code specifies that there is no maximum lot coverage for “commercial/nonresidential development.” The garage, church and potential commercial areas comply with this requirement.

Section 656.399.7(d), Ordinance Code specifies that the maximum lot coverage of multi-family structures is thirty-five (35) percent. Because Thacker Avenue has been vacated the entire lot subject to this PUD is 2.87 acres. The portions of the building that contain multi-family units will cover 0.92 acres of the property. Thus, the multi-family component of this mixed-use development covers less than thirty-five (35) percent of the lot and complies with lot coverage requirement.

### **C. Conformance with Future Land Use Element Policy 1.1.10A**

A residential density limit of 46.34 dwelling units per acre has been placed on this property as a result of Future Land Use Element (FLUE) Policy 1.1.10A. This density limit can only be changed through application for a rezoning (administrative and minor modifications to increase the density are not permitted) and the requirements of FLUE Policy 1.1.10A must be applied to determine the appropriateness of any increase in residential density.

The following criteria were considered to determine the appropriate maximum density for this PUD rezoning:

- The traffic impacts of the new residential units are offset by the elimination of an existing preschool with a licensed capacity of 125 students.
- The residential units will be concentrated at the northern portion of the site nearest the commercial development opposite of Alford Place. The parking garage will serve as a transition to the residential development opposite of Mitchell Avenue.
- An enhanced buffer will be provided along Mitchell Avenue adjacent to the garage.
- The height of the garage will be limited to 26’10” which is less than the 35’ maximum allowable height for the residential development opposite of Mitchell Avenue. The height will be transitioned to four stories with a maximum of 49’6” at the portion of the site along Alford Place.
- The building orientation compliments the properties on the opposite side of Mitchell Avenue as those properties have their garages accessing Mitchell Avenue which will face the development’s garage.



**IX. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed PUD is compatible with the City of Jacksonville’s 2030 Comprehensive Plan. The proposed development will be beneficial to the surrounding neighborhood and community. The design and layout of the PUD accomplishes the following:

- A. Creative in its approach through the use of urban design of the site;
- B. Provide a more desirable development than would be possible through the strict application of the minimum requirements of the Zoning Code;
- C. More efficient use of land;
- D. Provide an environment that will improve the characteristics of the surrounding area;
- E. Enhance the appearance of the area through development criteria;
- F. Supportive of the property values and a substantial improvement of the quality of development on the property as of the date hereof; and,
- G. Proposes land uses and intensities which will meet certain planning goals and create a balance for the community.

**X. PUD REVIEW CRITERIA**

- A. *Consistency with Comprehensive Plan.* Concurrent with approval of this PUD is an application to include the property in the “Urban Priority Development Area.” The property is designated CGC on the FLUM and the proposed PUD is consistent with the CGC land use category for the property which allows up to 60 units an acre. The proposed density of the project is approximately 50 units per acre. The CGC land use requires at-least twenty (20) percent of the property is non-residential uses. The CGC land use prohibits first floor residential units abutting arterial roadways. There are no residential units on the ground floor which abut Hendricks Avenue. An outdoor amenity area or commercial uses are located on the portion of the property which abuts Hendricks Avenue.
- B. *Consistency with the Concurrency Management System.* The property will be developed in accordance with the rules of the City of Jacksonville Concurrency and Mobility Management System Office (CMMSO).
- C. *Allocation of Residential Land Use.* The proposed PUD allows for a development program of up to 133 dwelling units as herein described which does not exceed the projected holding capacity in the 2030 Comprehensive Plan.
- D. *Internal Compatibility/Vehicular Access.* Access shall be on Mango Place with limited access on Mitchell Avenue.

- E. *External Compatibility/Intensity of Development.* The proposed development is similar in scale and intensity to the existing development on the property and the neighboring condominiums and duplexes.
- F. *Recreation/Open Space.* The project provides for recreation space.
- G. *Impact of Wetlands.* None
- H. *Listed Species Regulations.* The property is less than fifty (50) acres; therefore, a listed species survey is not required.
- I. *Off-Street Parking and Load Requirements.* Each residential unit shall have 1.3 parking spaces.
- J. *Sidewalks, Trails, and Bikeways.* Sidewalks will be constructed consistent with the 2030 Comprehensive Plan.
- K. *Stormwater Retention.* Retention shall meet the requirements of the City of Jacksonville and all other state and local agencies with jurisdiction including the St. Johns River Water Management District.
- L. *Utilities.* JEA will provide electric, sewer and water services to the property.

EXHIBIT F

LAND USE TABLE

Total Gross acreage		
Amount of each different land use by acreage:	2.87 acres	100%
Single Family (net)	0 acres	0%
Total Number of dwelling units	0 units	
Multi-Family (first floor)	0.80 acres	27.9 %
Total Number of dwelling units	133	
Non-residential (first floor only)		
Garage (first floor)	0.73 acres	25.4%
Church (first floor)	0.38 acres	13.2%
Church expansion area	0.09 acres	3.1%

Active Recreation and/or open space	0.68 acres	23.8%
Public and private right-of-way	0.19 acres	6.6%
Maximum coverage of buildings and structures	70 percent	