

**Written Description
Prominence PUD
December 19, 2024**

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

Prominence is a 71.76-acre infill redevelopment project that offers highly-sought-after multiple-family residential development to address the City of Jacksonville’s efforts to increase affordable housing and address the Missing Middle. The PUD supports the Mayor’s Transition Team Recommendations to double the amount of land zoned for multi-family development and to increase affordability through increasing the housing supply. The PUD supports the Team’s potential criteria for Missing Middle Target Area being within the Urban Development Area, being a residential transition area abutting commercial land uses; close proximity to collector and arterial roads; proximity to mass transit; and promoting low and medium density residential land uses.

The surrounding land use and zoning designations are as follows:

Direction	Future Land Use	Zoning	Existing Use
North	CGC	CCG-1 PUD (2003-694-E) PUD (2003-1129-E)	Hotel, Retail
East	CGC	PUD (1974-982-538) PUD (2002-528-E) PUD (2002-530-E) PUD (2002-532-E)	Hotel, Multi-Family
South	MU	PUD (2001-0228-E)	Conservation
West	MU CSV	PUD (1974-982-538) PUD (2001-0228-E)	Conservation

B. Project Name: Prominence

C. Project Architect/Planner: Prosser | Prime AE, 13901 Sutton Park Dr S, Ste 200, Jax 32224

D. Project Engineer: Prosser | Prime AE, 13901 Sutton Park Drive S, Ste 200, Jax 32224

E. Project Developer: Dream Finders Homes

F. Current Land Use Designation: Residential, Professional and Institutional (RPI)

G. Current Zoning District: Planned Unit Development (PUD): Ordinance 1974-0982-0538, Ordinance 1996-0017-E, and Ordinance 2001-0228-E

H. Requested Zoning District: Planned Unit Development (PUD)

I. Real Estate Number(s):

152683-0005	152690-0092	152690-0650
152683-0280	152690-0096	152690-0700
152683-0290	152690-0280	152690-0800
152683-0580	152690-0290	152690-0900
152683-0700	152690-0600	152690-0950

II. QUANTITATIVE DATA

A. Total Acreage: +/- 71.76 acres (includes vacated right-of-way)

B. Total number of dwelling units: 1,435

C. Total amount of non-residential floor area: 753,000 square feet

D. Total amount of recreation area: A minimum of one hundred-fifty (150) square feet per Multiple-family dwelling unit.

E. Total amount of open space: 3 acres

F. Total amount of public/private rights of way: ± 10 acres

G. Total amount of land coverage of all buildings and structures: Max. impervious area 85%

H. Phase schedule of construction (include initiation dates and completion dates):

The Property may be developed in a single phase by a single developer or in multiple phases by multiple developers. Verifications of compliance or modifications may be sought for the entire Property, individual parcels, or portions of parcels, as they are developed.

III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?The Site Plan shows the proposed PUD layout, including the access points, schematic internal roadway layout, and other features of the proposed development. The parcel designations are solely for the purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan.

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:

The PUD may retain existing office development or incrementally replace it with multiple-family residential development.

- (1) Multiple-family dwellings including apartments, duplexes, triplexes, and quadplexes
- (2) Townhomes (max. 12 units per building)
- (3) Parks, playgrounds, and playfields or recreational or community structures
- (4) Home Occupations
- (5) Medical and dental or chiropractor offices (but not clinics or hospitals)
- (6) Professional or business offices
- (7) Day care centers incidental to a professional office
- (8) Vocational, trade, or business schools
- (9) Adult Congregate Living Facility (but not group care home or residential treatment facility)

B. Permissible Uses by Exception: None.

C. Limitations on Permitted or Permissible Uses by Exception: Not applicable.

D. Permitted Accessory Uses and Structures: Because of the mixed-use nature of the PUD, locations of accessory uses for structures are not limited from, or assigned to, any specific location on the Subject Property. Air conditioning units and/or heating/cooling units may be placed on roofs, provided they are screened from view from adjacent public right-of-way, or located on the ground and screened from view from any adjacent public right-of-way. Trash receptacles, dumpsters, utility meters, above-ground tanks, antenna and other similar structures shall be similarly screened.

E. Restrictions on Uses: The development criteria for Townhome uses within this PUD supersede those requirements set forth in Section 656.414 of the Zoning Code.

V. DESIGN GUIDELINES

A. Lot Requirements: A natural or preserved landscaped perimeter buffer a minimum ten (10) feet wide shall be located along the perimeter of the PUD and not around the boundaries of individual development parcels.

Structures within the same lot which face or back up to each other shall provide at least twenty (20) feet of separation between structures; however, that the separation between an end wall of a structure and another end wall of a structure shall be at least ten (10) feet, as long as windows in such end walls are offset.

(1) Minimum lot area:

Office	None
Apartments	None
Townhome	1,500 square feet
Duplex, Triplex, Quadplex	1,500 square feet

(2) Minimum lot width:

Office	None
Townhome	Fifteen (15) feet
Duplex, Triplex, Quadplex	Twenty-five (25) feet

(3) Maximum lot coverage:

Office	None
Apartments	None
Townhome	Seventy-five percent (75%)
Duplex, Triplex, Quadplex	Seventy-five percent (75%)

(4) Minimum front yard:

Office	None
Apartments	Twenty (20) feet
Townhome w/front garages	Twenty-two (22) feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and fifteen (15) feet to the building facade; twenty-two (22) feet from the back edge of curb where no sidewalks are located to the garage face and fifteen (15) feet to the building façade
Townhome w/rear alley access	Fifteen (15) feet
Duplex, Triplex, Quadplex	Twenty (20) feet

(5) Minimum side yard:

Office	None
Apartments	Ten (10) feet
Townhome	Zero (0) feet; Ten (10) feet for end units
Duplex, Triplex, Quadplex	Zero (0) feet; Twenty (20) feet for end units

(6) Minimum rear yard:

Office	None
Apartments	Twenty (20) feet
Townhome w/front garages	Ten (10) feet

Townhome w/rear alley access Three (3) feet to edge of alley pavement
 Duplex, Triplex, Quadplex Twenty (20) feet

(7) Maximum height of structures: Seventy (70) feet

B. Ingress, Egress and Circulation:

- (1) Alleys will be permitted to be constructed for designated Townhome uses. Alleys shall have a minimum of an eighteen (18) foot width right-of-way and a twelve (12) foot pavement width right-of-way if two-way and a twelve (12) foot pavement width right-of-way if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pick-up, and deliveries. Alleys may be dedicated to the City.
- (2) Parking Requirements. Parking areas will be allowed at the front, side, and rear of buildings. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code. Parking will be provided via common surface parking, driveways, and parking garages.

OFF-STREET PARKING REQUIREMENTS	
Type of Use	Number of Spaces
Office	3 per 1,000 SF GFA
Apartment (1 bedroom)	1.75 per dwelling unit
Apartment (2 bedroom)	2 per dwelling unit
Apartment (owner/operator)	1 per 2 employees
Duplex/Triplex/Quadplex	2 per dwelling unit
Townhome	2 per dwelling unit
Townhome (guests)	1 per 3 dwelling units

OFF-STREET PARKING SPACE DIMENSIONS			
Type of Space	Min. Width	Min. Depth	Min. Aisle Width
Standard	9 feet	18 feet	24 feet
Compact	8 feet	16 feet	24 feet

- (a) Compact spaces shall not exceed 30% of the total required spaces and shall be clearly differentiated from standard spaces.
- (b) A minimum of two (2) loading spaces per apartment development shall be provided.

- (c) Bicycle parking for Multiple-family residential uses shall be provided at a minimum ratio of 2% of the minimum required off-street vehicular parking.
- (d) Bike racks shall be placed within fifty (50) feet of the main entrance to any recreational facility and office building, as well as the main entrance to each Multiple-family building.
- (e) Multiple-family dwellings and townhomes may contain a two-car garage, a one-car garage, or no garage (park on driveway).

(2) Vehicular Access.

- (a) Access to the PUD shall be provided from Baymeadows Road as generally shown on the Site Plan. Vehicular access to the Property shall be by way of Prominence Parkway and Dix Ellis Trail substantially as shown in the Site Plan. Both are two lane roads accommodating two-way traffic. The final location of all internal access points is subject to the review and approval of the Development Services Division. These roads connect the various development parcels to each other and disburse traffic through multiple connections and allowing internal circulation with links to the regional transportation network.
- (b) No road within the PUD shall be longer than eighteen hundred (1,800) feet without having an area turnaround within it.
- (c) Development of the PUD requires the vacation of approximately 5.6 acres of right-of-way depicted on the Site Plan.
- (d) Within multi-family (apartment, townhome) development, fifty (50) foot rights-of-way may exist between buildings. Where required, utility easements will be provided outside the right-of-way within easements. Alleyways will have an eight (8) foot wide easement dedicated for access and utilities.

(3) Pedestrian Access.

- (a) Pedestrian access shall be provided by an interconnected network of sidewalks installed in accordance with the 2045 Comprehensive Plan. Personal interaction shall be encouraged within the PUD through logical and aesthetically congruent pedestrian routes. Pedestrian interconnections shall be provided between adjacent land uses where it is functionally feasible and maintains the highest level of pedestrian safety. The preferred location for pedestrian crossings of roadways is at intersections.
- (b) A multi-use path not less than eight (8) feet in width shall be provided on at least one side of Prominence Parkway and Dix Ellis Trail.

C. Signs: All signs shall enhance the community's appearance and shall meet all requirements of the Florida Building Code and comply with the following requirements:

- (1) **Entrance Monument Sign.** One (1) monument/ground sign not to exceed three hundred (300) square feet in area each may be located on the west side of the entrance to the community off Baymeadows Road. The entrance Monument Sign shall not exceed twenty (20) feet in height. The sign shall serve as a landmark that enhances the appearance and the innovative design of the community.

- (2) **Primary Residential Identification Signs.** One (1) monument/ground sign not to exceed sixty (60) square feet in area and fifteen (15) feet in height may be located at the primary entry/egress to each Multiple-family residential development. These signs may denote the name of the multiple-family complex and may include the name of the developer (e.g., “A Dream Finders Homes Community”) or the property management company.
- (3) **Secondary Residential Identification Signs.** One (1) monument/ground sign not to exceed thirty (30) square feet in area and ten (10) feet in height may be located at secondary entries/egress to each Multiple-family residential development. These signs may denote the name of the multiple-family complex.
- (4) **Directional Signs.** There shall be no limit on the number of Directional Signs. Ground-mounted directional signs may be located at any private right-of-way.
 - (a) **Primary Directional Signs.** Ground-mounted signs containing information designed to clearly and safely guide pedestrian and vehicular traffic throughout the PUD. Such signs shall be no greater than seventy-five (75) square feet in area and shall not exceed twenty (20) feet in height.
 - (b) **Secondary Directional Signs.** Ground-mounted or wall-mounted signs containing information designed to clearly and safely guide pedestrian and vehicular traffic throughout the PUD. Such signs shall be no greater than thirty (30) square feet in area and shall not exceed twenty (20) feet in height.
- (5) **Office Identification Signs.** There shall be no limit on the number of Wall Signs. They shall be permitted on all sides of a building.
 - (a) **Wall Sign.** Wall-mounted signs are permitted throughout the PUD. Such signs shall not exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way or approved private street.
 - (b) **Ground Signs.** Pole, double post, monument, and similar type of signs that denote the name of the business, amenity, or use and include street address. These signs shall be located near the business or use’s access drive(s). Such signs shall be no greater than fifty (50) square feet in area and shall not exceed fifteen (15) feet in height. All such street address numbers shall be visible and legible from the street or road right-of-way a minimum of three (3) inches in height and one and one-half (1½) inches in width. Street address numbers shall be excluded from the calculation of Sign Area.
 - (c) No sign shall be erected at any location that may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device due to its position, shape, size or color. No animated, flashing or revolving signs are permitted within the PUD.
 - (d) Signs located throughout the PUD may be internally or externally illuminated. Signs containing pulsating, flashing, flickering, alternating, or otherwise changing intensity illumination or electrical lighting shall not be located within ten (10) feet of a street right-of-way.

D. Landscaping:

Landscaping and tree protection shall be provided in accordance with the Jacksonville Ordinance Code, with the following additional and superseding provisions. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD development parcels. For individual uses, which may own their sites in fee simple, required landscaping may be provided "off-site" within other development parcels and may be shared with other uses, so long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

Section 656.1216 of the Zoning Code requires buffers for uncomplimentary land uses and zones. Due to the compact multi-use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.

A ten (10) foot buffer shall be provided between public rights-of-way and Vehicle Use Areas. Parking space depth along the perimeter vehicle use area buffer may be reduced from eighteen (18) feet to sixteen (16) feet provided that the additional two (2) feet of parking depth is added to the width of the landscape buffer.

E. Recreation and Open Space:

The Developer shall provide recreational areas and facilities suitable and compatible with the lifestyle and product type for Prominence. The recreational facilities will include amenities within each Multiple-family residential complex and a pedestrian network comprised multi-use pathways and sidewalks that traverse the Subject Property.

The active recreation/amenities for subdivisions shall be provided at a ratio of a minimum of one hundred-fifty (150) square feet of recreation area per Multiple-family dwelling unit.

F. Utilities

Essential services including gas, telephone, water, sewer, cable, and electricity as required to serve the PUD shall be permitted on the site. Water, sanitary sewer, and electricity will be provided by JEA.

G. Wetlands

Any development which would impact wetlands will be permitted in accordance with local, state, and federal requirements. Either buffers of native natural vegetation of a minimum width of twenty-five (25) feet or berms which would prevent direct run-off from landscaped areas into the preserved wetlands shall be set aside between all development and preserved wetland areas.

VI. 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.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

A pre-application conference was held regarding this application on June 11, 2024.

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations. The PUD will be beneficial to the surrounding neighborhood and community, meeting the following zoning and land use initiatives:

- A. Is more efficient than would be possible through strict application of the Zoning Code;

The PUD supports the City's desire to provide more multiple-family residential development within an Urban Development Area, transitioning from abutting commercial land uses, in close proximity to collector and arterial roads as well as mass transit. The size and nature of the conceptual master plan of development adopted as a development of regional impact requires some flexibility.

- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

The PUD is compatible with the surrounding land uses and will continue to improve the characteristics of the surrounding area. This PUD allows for infill mixed-use development that would not otherwise be permitted in a conventional zoning district.

- C. Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan.

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

- (1) Future Land Use Element 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.
- (2) Future Land Use Element Policy 1.1.9: Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, 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:
 - Potential for the development of blighting or other negative influences on abutting properties
 - Traffic Impacts
 - Site Access
 - Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
 - Configuration and orientation of the property
 - Natural or man-made buffers and boundaries
 - Height of development
 - Bulk and scale of development

- Building orientation
 - Site layout
 - Parking layout
 - Opportunities for physical activity, active living, social connection, and access to healthy food
- (3) Future Land Use Element 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 requirement for buffer zones and landscaping between uses.
- (4) Future Land Use Element Policy 1.1.15: Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.
- (5) Future Land Use Element Policy 1.1.21: Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:
- A. Fosters vibrant, viable communities and economic development opportunities;
 - B. Addresses outdated development patterns;
 - C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population
- (6) Future Land Use Element 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) Future Land Use Element Policy 1.2.3: Permit development in areas with capacity for public facilities and in areas where needed facilities can be provided concurrently with development by the public or private sectors in conformance with the Comprehensive Plan.
- (8) Future Land Use Element 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) Future Land Use Element 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) Future Land Use Element 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 Comprehensive Plan and Land Development Regulations.
- (11) Future Land Use Element Objective 3.4: Where feasible, the City shall encourage all new developments to conform to a compact and connected growth pattern with land use diversity and improved interrelationships among residential, business, commercial, recreational, and institutional uses.
- (12) Housing Element 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) Housing Element 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.

EXHIBIT F

PUD Name

Prominence

Land Use Table

Total gross acreage	71.76	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units		D.U.	
Multiple family	47.76	Acres	66.5 %
Total number of dwelling units	1,435	D.U.	
Commercial		Acres	%
Industrial		Acres	%
Other land use		Acres	%
Active recreation and/or open space		Acres	%
Passive open space	15	Acres	20 %
Public and private right-of-way	9	Acres	12.6 %
Maximum coverage of buildings and structures	2,739,924	Sq. Ft.	85 %