

**PUD WRITTEN DESCRIPTION**

**HOMESTEAD PUD**

**November 4, 2021**

**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 29.51 acres of property to allow for a multiple-family and townhome development on the property located at 6765 St. Augustine Road and 6803 Old Kings Road S, Jacksonville, FL 32217 (RE#'s 154066-0005 and 154068-0020) as more particularly described in Exhibit 1 (the "Property") and conceptually depicted in the Site Plan filed herewith. The PUD is utilized for the purposes of documenting the scaled transition between the townhome and multiple-family product on site.

The proposed use is a suitable transitional use between the neighboring multiple-family and single family uses. The use will compliment such surrounding uses and will add to the housing supply in the Jacksonville market providing both rental units and townhome units.

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	NC/RPI	CN/PUD/RMD-D	Multiple-family apartments, commercial shopping center, business offices, assisted living
East	RPI/MDR	RMD-A/RMD-D	Assisted living, multiple-family apartments
South	MDR/LDR/RPI	RMD-D/RLD-90/CRO	Multiple-family apartments, single family homes,
West	NC/RPI	CN/CRO	Multiple-family apartments, commercial strip center, convenience store, park, business offices

B. Project name: Homestead PUD.

C. Project engineer: England-Thims & Miller, Inc.

D. Project developer: Rangewater Real Estate, LLC

E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC

F. Current land use designation: RPI.

G. Current zoning district: RMD-A.

H. Requested zoning district: PUD.

I. Real estate numbers: 152866-1400 and 152866-1200.

## **II. QUANTITATIVE DATA**

A. Total acreage: 29.51 acres

B. Total number of multiple-family units: 380 units.

## **III. STATEMENTS**

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

1. A PUD is utilized in this instance to document the location of the townhome product which serves as a transition between the single family residential and multiple-family structures, and to adopt certain negotiated regulations detailed below.
2. A minimum thirty (30) foot setback is established from the lot line of an adjacent residential development. Internal side yard setbacks between townhome and multiple-family units are reduced to ten (10) feet between buildings.
3. Maximum building heights for multiple-family dwellings and townhome dwellings are established.
4. A ratio limiting the number of three (3) bedroom versus one (1) bedroom units is established.
5. Parking at a ratio of one and three-quarters (1.75) spaces per unit is established for multiple-family use. In addition, no loading spaces will be required for residential uses and bike parking will be provided at a rate of two percent (2%) of required parking.
6. Specific landscape provisions requiring the maintenance of certain trees and screening along road frontages are established. Within the site, landscape buffers between multiple-family and townhome uses are not required.

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. Single-family dwellings.
2. Multiple-family dwellings. Applicant does not intend to build three (3) bedroom units; however, if three (3) bedroom units are provided, they shall not exceed the number of one (1) bedroom units.
3. Townhomes (for rent or for sale).
4. Housing for the elderly.
5. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
6. Foster care homes.
7. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
8. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
9. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
10. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
11. Country clubs meeting the performance standards and development criteria set forth in Part 4.
12. Home occupations meeting the performance standards and development criteria set forth in Part 4.

##### **B. Permissible Uses by Exception:**

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

2. Day care centers meeting the performance standards and development criteria set forth in Part 4.
3. Nursing homes.
4. Residential treatment facilities.
5. Commercial Neighborhood Retail Sales and Service or Professional Office structurally integrated with a multi-family use, not exceeding 25% of the structure which it is a part.
6. Emergency shelter homes.
7. Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.
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.
3. In connection with housing for the elderly, in projects with a minimum of 150 bedrooms, facilities for the sale of alcoholic beverages to occupants and their guests in accordance with (i) a Special Restaurant Exception beverage license issued pursuant to F.S. Ch. 561, as may be amended from time to time, and (ii) Part 8 of the City's Zoning Code; provided, that there are no signs or other external evidence of the existence of these facilities.

**V. DESIGN GUIDELINES**

A. Lot Requirements:

1. Minimum lot requirements (width and area):
  - a. Single family dwellings:
    - (1) Width – Forty (40) feet.
    - (2) Area – Four Thousand (4,000) square feet.

- b. All other uses: 6,000 square feet for the first two family units and 2,100 square feet for each additional unit not to exceed 20 units per acre.
  2. Maximum lot coverage by all buildings: Fifty percent (50%).
  3. Minimum yard requirements:
    - a. Buildings shall be set back a minimum of thirty (30) feet from the lot line of an adjacent residential development.
    - b. Multiple-family dwellings including townhomes:
      - (1) Front – Twenty (20) feet.
      - (2) Side – Ten (10) feet.
      - (3) Rear – Ten (10) feet.
    - c. Single-family dwellings located on individual lots:
      - (1) Front – Twenty (20) feet.
      - (2) Side – Three (3) feet, or zero lot line provided ten feet on one side between buildings.
      - (3) Rear – Ten (10) feet.
    - d. All other uses:
      - (1) Front – Twenty (20) feet.
      - (2) Side – Twenty (20) feet.
      - (3) Rear – Twenty (20) feet.
    - e. Accessory use structures used in conjunction with Multiple-family dwellings:
      - (1) Front – Accessory uses or structures shall not be permitted in a required front yard.
      - (2) Side – Ten (10) feet.
      - (3) Rear – Ten (10) feet.
  4. Maximum height of structures:
    - a. Multiple-family dwellings – Not to exceed three (3) stories and forty-one (41) feet above finished floor elevation.
    - b. Townhome dwellings – Not to exceed two (2) stories and twenty-eight (28) feet above finished floor elevation.

- c. Single-family dwellings, child care and day care centers – Not to exceed thirty-five (35) feet above finished floor elevation.
- d. All other uses – Not to exceed forty-five (45) feet above finished floor elevation; provided, however, that height may be unlimited where all required yards are increased by one foot for each one feet of building height or fraction thereof in excess of 45 feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.*

- a. Townhomes – Two (2) spaces shall be provided for each unit.
- b. Multiple-family – One and three-quarters (1.75) spaces shall be provided for each unit. Applicant does not intend to build three (3) bedroom units; however, if three (3) bedroom units are provided, they shall not exceed the number of one (1) bedroom units.
- c. All other uses shall provide parking pursuant to Part 6 of the Zoning Code.
- d. Residential uses shall have zero (0) loading spaces. All other uses shall provide loading spaces pursuant to Part 6 of the Zoning Code.
- e. Bicycle parking spaces shall be provided at a rate of two percent (2%) of the required parking spaces.

2. *Vehicular Access.* Vehicular access to the Property shall be by way of Old Kings Road S and Dupont Avenue, substantially as shown in the Site Plan. Cul-de-sacs shall not be required at the end of private roads.

3. *Pedestrian Access.* Sidewalks have already been established where Old Kings Road S, St Augustine Road and Dupont Avenue abut the Property. Within the development sidewalks shall be provided throughout to provide for internal pedestrian circulation.

C. Signs: Signs for this development shall be consistent with the requirements of Part 13 of the Zoning Code.

D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code except as follows:

- 1. Trees larger than thirty (30) inches in diameter located within ten (10) feet of the property line along St. Augustine Road and Old Kings Road South shall be preserved to the extent practicable.

2. A minimum of one (1) tree shall be provided for every forty (40) linear feet of road frontage and spaced not more than fifty (50) feet apart.
  3. A minimum six (6) foot tall, eighty-five percent (85%) opaque screen shall be provided along St. Augustine Road and Old Kings Road South. The screening shall be located behind the required trees at such road frontage. Such screening may be provided by a fence or a combination of fencing and landscaping provided that chain-link fence is not permitted.
  4. Internal buffering between multiple-family and townhome uses shall not be required.
- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.
- F. Utilities: Essential services, including water, sewer, 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.

## **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 2030 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2030 Comprehensive Plan and specifically contributes to:
1. Policy 1.1.8 - 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 - Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

3. Policy 1.1.12 - 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.
4. Policy 1.1.16 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
  - (1) Creation of like uses;
  - (2) Creation of complementary uses;
  - (3) Enhancement of transportation connections;
  - (4) Use of noise, odor, vibration and visual/ aesthetic controls; and/or
  - (5) Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
5. 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.
6. 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.
7. Policy 1.2.9 - 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. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.
8. Policy 1.3.4 - New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.



9. 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.
10. Policy 3.1.3 - The City shall develop through the Planning and Development Department an incentive program to promote infilling of residential development on vacant land designated for residential use on the Future Land Use Map series. These incentives will be reflected in the Zoning Code of the City's 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.
12. Objective 6.3 - 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.

**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.**

**RPI - URBAN AREA USES** The uses provided herein shall be applicable to all RPI sites within the Urban Area.

**Principal Uses** Multi-family dwellings . . .

**Secondary Uses** . . . Single-family dwellings as part of a single-use or mixed-used development. . .

The RPI Urban Area intent is to provide compact medium density development. The proposed use will satisfy the principal use intended for these sites. The development does not exceed the maximum density of twenty (20) units per acre that are contemplated in the RPI Urban Area (abutting Low Density Residential sites).

**D. Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Old Kings Road S and Dupont Avenue. 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. The proposed rezoning allows for development of townhomes along the southern boundary where the Property abuts a one street single family development. As you move north, the development includes multiple-family dwellings which provide a transition to the multiple-family apartments and assisted living that abut the property to the north.

The Property is primarily bordered by single family and multiple-family residential uses along with low intensity commercial uses. Surrounding property uses include multiple-family apartments, commercial shopping center, business offices and assisted living uses to the north, assisted living and multiple-family apartments to the east, multiple-family apartments and single family homes to the south, and multiple-family apartments, several commercial strip centers, a convenience store, a park and business offices to the west across Old Kings Road S. Surrounding land use and zoning designations include NC and RPI to the north, RPI and MDR to the east, MDR, LDR and RPI to the south and NC and RPI to the west.

The total number of multiple-family and townhome units proposed in this PUD is comparable to the total number of units that could be developed by right in the RMD-A zoning district. Moreover, according to ITE trip generation models, the total number of trips generated by the proposed mix of multiple-family units and townhome units will generate less external trips than a pure townhome development would generate.

- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2030 Comprehensive Plan will be provided 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.** The proposed PUD provides multiple family parking at a ratio of one and three-quarters (1.75) spaces per unit and townhome parking at a ratio of two (2) spaces per unit which is consistent with market demand and will be consistent with the requirements of Part 6 of the Zoning Code for all other uses.
- J. **Sidewalks, trails and bikeways.** External sidewalks currently exist along Old Kings Road S, St. Augustine Road and Dupont Avenue. The location of all internal sidewalks is conceptual and final sidewalk plans are subject to review and approval of the Planning and Development Department.