

**Broward/Interstate Villas PUD**

**Written Description  
February 1, 2022**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. RE #: 022105 0010
- B. Current Land Use Designation: CGC
- C. Proposed Land Use Designation: CGC, with site specific text amendments
- D. Current Zoning District: CCG-1
- E. Proposed Zoning District: PUD

**II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY**

Richmond American Homes (the “Applicant”) proposes to rezone approximately 16.19 acres of property located east of the intersection of Broward Road and Interstate Center Drive, which is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the Planned Unit Development (“PUD”) zoning district is being sought to provide for the development of the Property with townhomes containing two units in each building (referred to herein as “paired villas”) with a common scheme of development, as shown on the PUD Conceptual Site Plan dated December 22, 2021 (the “Site Plan”). The PUD shall be developed in accordance with this PUD Written Description and the Site Plan, which is attached to this ordinance as **Exhibit “4”**. The PUD continues to allow, alternatively, for commercial development on the Property, subject to approval of a minor modification to this PUD to substitute a site plan for the same.

The Property lies within the Community General Commercial (CGC) land use category on the Future Land Use Map (FLUM) and within the Urban Development Area of the Comprehensive Plan. Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	CGC	CCG-1	Vacant
East	CGC, BP	CCG-1, IBP	I-95, Church, Union Office
North	CGC	CCG-1	Vacant
West	MDR	RMD-D	Vacant

As a companion application to this PUD, the Applicant is seeking a land use amendment to designate the Property from CGC to CGC but with two site-specific text amendments to remove (i) the requirement that residential uses shall not be the sole use and shall not exceed 80 percent of a development, and (ii) the requirement that residential uses shall not be permitted on the ground floor abutting roads classified as arterials or higher on the Functional Highway Classification Map. The foregoing site-specific text amendments are consistent with Planning and Development Department policies when a development within CGC is in close proximity to other lands within the CGC land use category that are developed with commercial uses, which, in effect, provide for a mix of uses in the overall area.

### **III. DESCRIPTION OF PERMITTED USES**

#### **A. Maximum Densities/Intensities**

Consistent with the operative provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing the CGC Urban Area land use designation, maximum density on the Property shall be forty (40) units per acre.

#### **B. PUD Conceptual Site Plan**

The Site Plan shows the proposed PUD layout, including the access point, schematic internal roadway layout, and other features of the proposed development. 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 review, subject to the review and approval of the Planning and Development Department.

#### **C. Permitted Uses**

##### **1. *Permitted uses and structures.***

##### **Residential Uses**

- a. Single-family dwellings.
- b. Townhomes, including paired villas, subject to Section 656.414 of the Zoning Code as modified by Section III.C.6 of this Written Description.
- c. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- d. Housing for the elderly.
- e. Family day care homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

- f. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4 of the Zoning code.
- g. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- h. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4 of the Zoning code.

Non-residential Uses

- a. Those uses and structures permitted in the CCG-1 zoning district.

**2.** *Permissible uses by exception:*

Residential Uses

- a. Day care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- b. Nursing Homes.
- c. Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.

Non-residential Uses

- a. Those uses permitted by exception in the CCG-1 zoning district.

**3.** *Maximum gross density:* The CGC land use category in the Urban Development Area permits a maximum of forty (40) units per acre.

**4.** *Lot and yard requirements:*

Residential Uses

- a. Those lot and yard requirements set forth by the RMD-A zoning district, except that townhomes shall be subject to Section 656.414 of the Zoning Code as modified by Section III.C.6 of this Written Description.

Non-residential Uses

- a. Those lot and yard requirements set forth by the CCG-1 zoning district,

5. *Maximum height of structure:*

Residential Uses

- a. The maximum heights set forth by the RMD-A zoning district.

Non-residential Uses

- a. The maximum heights set forth by the CCG-1 zoning district.

6. *Townhomes and rowhouses:* The requirements of section 656.414 of the Zoning Code shall apply to townhomes developed on the Property, except that the side yard set back for townhomes developed as paired villas shall be five (5) feet.

**D. Excavations, Lakes, Ponds**

Excavations, lakes, and ponds, dug as a part of the development's stormwater retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, etc., may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

**E. Accessory Uses and Structures**

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Accessory uses and structures shall be subject to Section 656.403, Zoning Code.

**F. Height Limitations**

Building height shall be measured as set forth in Part 16 of the Zoning Code.

**IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**1. Recreation**

Active recreation will be provided for residential uses pursuant to Policies 2.2.4 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code.

**2. Access**

Access will be provided as shown on the Site Plan via Interstate Center Drive. The location and design of the access points on Interstate Center Drive and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design

of the access point(s), potential connection, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department.

**3. Signage**

Residential

- a. Signage will be provided within the Monument Sign Location Area as shown on the Site Plan in accordance with Part 13 of the Zoning Code for property within the RMD-A zoning district.

Non-residential

- a. Signage will be provided in accordance with Part 13 of the Zoning Code for property within the CCG-1 zoning district.

**4. Construction offices/model homes/real estate sales.**

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, “unit,” or “phase” until that lot, “unit,” or “phase” is built out and may be permitted and obtain certificates of occupancy prior to final plat approval or acceptance of the improvements in the applicable “unit” or “phase”. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

**5. Silviculture Uses May Continue.**

Silviculture operations are a permitted use in this PUD and may continue on the Property until build-out.

**6. Landscaping/Buffer**

Landscape and tree protection will be provided in accordance with Part 12 of the City’s Zoning Code (Landscape and Tree Protection regulations), with residential uses meeting residential requirements in Part 12 and non-residential uses meeting non-residential requirements in Part 12. Because the proposed residential use consists of paired villas (similar to duplexes, which are defined as attached single family in the 2030 Comprehensive Plan), the proposed paired villa use is not subject to the requirements of Sections 656.1214, 656.1215 and 656.1216.

**7. Modifications**

Amendment to this approved PUD district or any portion thereof may be accomplished through an administrative modification, minor modification, or an application filed for rezoning as authorized by Section 656.341 of the Zoning Code.

The PUD continues to allow, alternatively, for commercial development on the portion of the Property now intended for paired villas, subject to approval of a minor modification to this PUD to substitute a site plan for the same.

**8. Parking**

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2021), except that no guest parking spaces shall be required for townhomes (paired villas) with 2-car garages. Each townhome unit within each paired villa is intended to be developed with a 2-car garage. Additionally, each townhome lot is intended to be 30 feet wide, as opposed to the minimum of 25 feet for end units and 15 feet for interior units pursuant to Section 656.414 of the Zoning Code. As such, the development will have ample parking within the garages and driveways, without providing additional guest parking. To the extent that any townhomes are developed with single car garages, guest parking shall only be provided for townhome units with single car garages in the amount specified by Section 656.604(a)(2) of the Zoning Code.

**9. Sidewalks, Trails and Bikeways**

Sidewalks shall be provided as required in the 2030 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

**10. Utilities**

Electric power, water and sewer will be provided by JEA.

**11. PUD Conceptual Site Plan**

The configuration of the development as depicted on the Site Plan is conceptual, and revisions to the Site Plan, including access points, internal circulation, stormwater ponds, and other subdivision features and infrastructure, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

**V. PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on December 13, 2021.

**VI. JUSTIFICATION FOR THE PUD REZONING.**

As described above, this PUD is being requested to permit the development of a townhome (paired villas) community with a common scheme of development. The PUD allows for certain deviations from the Zoning Code based on the fact that the intended development is for paired villas, and the Zoning Code requirements for townhomes are designed primarily for

townhomes containing more than two units within each building. The PUD design ensures consistency with the surrounding zoning and existing uses.

**VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF THE ZONING CODE**

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Description and the Site Plan; it provides for site-specific access requirements; it allows for reduced setbacks for townhomes developed as paired villas; it allows for reduced guest parking for townhomes with two-car garages, and it limits permitted residential uses on the property, as compared to those uses permitted in the RMD-A zoning district. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

<b>Element</b>	<b>Zoning Code</b>	<b>Proposed PUD</b>	<b>Reasoning</b>
<b>Side Yard for Paired villas</b>	Section 656.414 of the Zoning Code requires a minimum side yard setback of 10 feet for end units on townhomes.	This PUD reduces the side yard setback for townhomes developed as paired villas to 5 feet.	This PUD allows for development of paired villas in a manner consistent with the spirit and intent of the Zoning Code. Section 656.414 of the Zoning Code is intended to address townhomes with 3 or more units in each building (e.g. it contains lot requirements for interior units). In a paired villa, both units are end units. Given the fewer units in the building and the smaller overall size of each building, it is logical to reduce the side yard setback. The proposed setback for paired villas of 5 feet is greater than the required setback for single-family homes in the RMD-A zoning district.
<b>Guest Parking</b>	Part 6 of the Zoning Code requires one guest parking space for every 3 townhome units.	This PUD requires no guest parking for townhome units with 2 car garages.	The Zoning Code permits interior townhome units to be a minimum of 15 feet wide, which units could not be developed with a two-car garage. This PUD proposes paired villas with two-car garages. As such, ample parking will be provided in garages and driveways, without the need for additional guest parking, as is necessary with smaller interior units with one-car garages.
<b>Temporary Structures</b>	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	This PUD permits on-site, temporary construction offices/models unit/sales and leasing offices.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.

**VIII. Names of Development Team**

Developer: Richmond American Homes

Planner/Engineer: Kimley Horn.

Architects: N/A

**IX. Land Use Table**

A Land Use Table is attached hereto as Exhibit “F.”

**X. PUD REVIEW CRITERIA**

**1. Consistency With the Comprehensive Plan:**

The PUD will be developed consistent with the CGC land use category of the 2030 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2030 Comprehensive Plan: Future Land Use Element Objectives 1.2 and 3.1 and Policies 1.1.1, 1.1.9, 1.1.10, 1.1.12, 3.1.1, 3.1.15, and 3.1.11.

**2. Consistency with the Concurrency Management System:**

The PUD will comply with the Concurrency and Mobility Management System

**3. Allocation of Residential Land Use:**

The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

**4. Internal Compatibility:**

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

**5. External Compatibility/Intensity of Development:**

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

**6. Maintenance of Common Areas and Infrastructure:**

All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners’ association(s). JEA will maintain the utilities.

**7. Usable Open spaces, Plazas, Recreation Areas:**

The PUD provides ample open spaces and recreational opportunities.

**8. Impact on Wetlands:**



Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

**9. Listed Species Regulations:**

The Property is less than fifty acres and therefore a listed species survey is not required.

**10. Off-Street Parking Including Loading and Unloading Areas:**

The PUD provides adequate off-street parking.

**11. Sidewalks, Trails, and Bikeways:**

The PUD provides for compliance with the subdivision regulations and 2030 Comprehensive Plan with regards to sidewalks.