

WRITTEN DESCRIPTION

**PUD REZONING APPLICATION FOR  
0 MAYPORT ROAD  
February 03, 2022**

**I. PROJECT DESCRIPTION**

Overview:

The subject site contains approximately 2.85 acres and is located in the eastern portion of Jacksonville on the West side of Mayport Road (SR A1-A), between roads 2130-1 Mayport AP and 2160-2 Mayport AP just west of the City of Atlantic Beach. The applicant, Beaches Habitat for Humanity, is seeking to rezone the properties from Residential Medium Density-D (RMD-D), Residential Medium Density-B (RMD-B) and Commercial Community/General-2 (CCG-2) to a Planned Unit Development (PUD) zoning district in order to create a Traditional Neighborhood Community. The 0 Mayport properties will be a maximum 40 unit residential development, providing housing opportunities to include townhomes in which units will be sold fee simple.

Prior Development Use:

The prior occupancy consists of scattered lots with a total of 4 single-family units altogether and vacant land. A Mobile Home Assessed home located at 2120 Mayport Rd, a Mobile Home at 2148 Mayport Rd, and two single-family homes; one at 2124 Mayport Rd and the other at 2114 Mayport Rd. The buildings located on the property were vacated and later torn down after Beaches Habitat purchased the land.

- A. *Project Name:* 0 Mayport Road PUD
- B. *Project Architect/Planner:* Beaches Habitat for Humanity, Inc.
- C. *Project Engineer:* Kennedy Civil Services, LLC.
- D. *Project Developer:* Beaches Habitat for Humanity, Inc.
- E. *Current Land Use Designation:* RES MD 8-19 Units per AC, RIGHT-OF-WAY & STS
- F. *Current Zoning District:* RMD-D, CCG-2, RMD-B
- G. *Requested Zoning District:* PUD
- H. *Real Estate Number(s):* **169409-0000, 169409-0010, 169453-0010, 169453-0020, 169409-0020, 169409-0070**
- I. *Requested Land Use Designation:* RMD

**II. QUANTITATIVE DATA**

- A. Total Acreage: 2.85 acres
- B. Total number of dwelling units: not to exceed 40 units
- C. Total amount of non-residential floor area: 0

- D. Total amount of recreation area: Shall comply with §656.420
- E. Total amount of public/private rights of way: 0.70 acres
- F. Total amount of land coverage of all residential buildings and structures: 36,000 sq. ft.
- G. Phase schedule of construction (include initiation dates and completion dates): Single phase construction

**III. USES AND RESTRICTIONS Permitted Uses:**

- A. Townhomes
- B. Single-Family Dwelling

**IV. DESIGN GUIDELINES**

- A. Lot Requirements

Townhomes (6 dwelling units)

Each building or structure to be sold to individual owners containing townhouses or rowhouses or each development of contiguous townhouse units shall comply with all development regulations, including overall lot and yard requirements and density, for multiple-family dwellings, except as provided in this Section. Where lots are to be sold to individual owners of townhouses or rowhouses in a building, the lots shall be platted pursuant to Chapter 654, Ordinance Code, and the following regulations shall apply to such subdivision plats and to the individual units or lots:

- 1) Minimum lot width: 15 feet; 20 feet for end units
- 2) Minimum lot area: 1,500 square feet
- 3) Maximum lot coverage by all buildings: 70 percent
- 4) Minimum front yard: 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade; 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade; 15 feet, if access to garage is from an alley
- 5) Minimum Side yard: 0 feet; 10 feet for end units
- 6) Minimum rear yard: 10 feet
- 7) Maximum height of structures: 35 feet

Single-Family Dwellings:

- 1) Minimum lot width: 50 feet
- 2) Minimum lot area: 5,000 square feet

- B. Ingress, Egress and Circulation:

- 1) *Parking Requirements:* The parking ratio shall be 1.5 spaces per unit.

- 2) *Vehicular Access*: Vehicular access to the Property shall be by way of Mayport Road as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
- 3) *Pedestrian Access*: Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

Signs shall be constructed of a solid material such as wood, masonry or high-density urethane.

One (1) double faced or two (2) single faced signs, not to exceed twenty-four (24) square feet in area, and not to exceed eight (8) feet in height, which shall be a monument sign.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

E. Recreation and Open Space:

The site shall comply with the requirements of the Zoning Code for recreation and open space.

F. Utilities

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

G. Wetlands

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

## **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.

Development shall substantially conform to the PUD site plan. Changes to the site plan that do not affect the intent or character of the development shall be considered a minor change and will be subject to the approval of the Planning and Zoning Department.

## **VII. STATEMENTS**

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

The proposed PUD allows for construction of dwellings that meet the need for additional affordable housing in the area.

- 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 common open space and retention areas will be owned and maintained by the Neighborhood Home Owners Association, Inc., a Florida non-profit corporation, to be formed. Membership in the association shall be mandatory for all property owners within the PUD development plan. Beaches Habitat for Humanity reserves the right to deed the pavement areas within the right-of-way and alley back to the City while still maintaining the common area landscaping.

## **VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community, as the use is allowable in the land use category.