

**PUD WRITTEN DESCRIPTION  
HAMMOND BOULEVARD PUD**

**September 26, 2022**

**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 7.73 acres of property to allow for a townhome development on the property located at 1209 and 1291 Hammond Boulevard (RE#s 008754 0000, 008757 0000) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. The Property falls within the LDR land use category and the Suburban Development Area. The Property is zoned PUD pursuant to Ordinance 2019-0038 (the “Existing PUD”) which contemplated numerous office structures.

This PUD is a companion rezoning to a land use amendment requesting MDR land use. Consistent with the proposed land use designation, this PUD generally follows the RMD-B zoning district provisions, while limiting multi-family development to townhomes, which may be owned collectively under single ownership or sold individually in fee simple. This PUD will provide much needed residential density to support the surrounding and planned retail along the Normandy corridor.

The Existing PUD contemplated an office park with access points along Hammond Boulevard and Lenox Avenue, while the conceptual Site Plan filed with this PUD proposes a single access point from Hammond Boulevard. Accordingly, the conditions (Ordinance 2019-0038-E) associated with the access point along Lenox Avenue are no longer required provided that the proposed townhome development maintains the singular access onto Hammond Boulevard. Likewise, conditions were adopted prohibiting bed and breakfast establishments and housing for the elderly due to their inconsistency with the LDR land use category. However, those uses are consistent with the proposed MDR land use category and are adopted herein consistent with the RMD-B zoning district.

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	LDR	RR-Acre	Lenox Ave., Single family
East	LDR	RLD-50	Single family
South	LDR	RLD-40	Single family
West	PBF	PBF-1	Hammond Blvd., Crystal Springs Elementary School

**B. Project name:** Hammond Boulevard PUD.

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

- D. **Project developer:** Lafayette Communities LLC.
- E. **Project agent:** Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. **Current land use designation:** LDR.
- G. **Current zoning district:** PUD (2019-0038-E).
- H. **Requested land use designation:** MDR.
- I. **Requested zoning district:** PUD.
- J. **Real estate numbers:** 008754 0000 and 008757 0000.

## II. QUANTITATIVE DATA

- A. **Total acreage:** 7.73 acres.
- B. **Total number of residential units:** 64.

## III. STATEMENTS

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

This PUD generally adopts the RMD-B zoning district provisions with the following exceptions:

1. Multi-family dwellings (not including townhomes) are prohibited.
2. Golf courses are prohibited.
3. Barrow pits are prohibited.
4. Parking for townhomes shall be a minimum of two (2) spaces per unit. Separately designated guest or loading spaces are not required.

### B. **How does the proposed PUD differ from the Existing PUD?**

1. This PUD generally adopts the RMD-B zoning district regulations with the above-mentioned modifications.
2. Townhomes are proposed in lieu of office buildings.
3. Bed and breakfast establishments are permissible by exception consistent with the MDR land use category and the RMD-B zoning district.

4. Housing for the elderly is permitted consistent with the MDR land use category and the RMD-B zoning district.
5. The Existing PUD conditions associated with the access point along Lenox Avenue are no longer required provided that the proposed townhome development maintains the singular access onto Hammond Boulevard.

**C. 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.**

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

**IV. USES AND RESTRICTIONS**

**A. Permitted Uses:**

1. Single family dwellings.
2. Townhomes.
3. Housing for the elderly.
4. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
5. Foster care homes.
6. Community residential homes of six (6) or fewer residents meeting the performance standards and development criteria set forth in Part 4.
7. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
8. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
9. Parks, playgrounds and playfields and recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
10. Country clubs meeting the performance standards and development criteria set forth in Part 4.

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

**B. Permissible Uses by Exception:**

1. Cemeteries and mausoleums but not funeral home or mortuaries.
2. Schools meeting the performance standards and development criteria set forth in Part 4.
3. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
4. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
5. Day care centers meeting the performance standards and development criteria set forth in Part 4.
6. Nursing homes.
7. Residential treatment facilities.
8. Private clubs.
9. Commercial Neighborhood Retail Sales and Service or Professional Office structurally integrated with a multifamily use, not exceeding twenty-five percent (25%) of the structure which it is a part.
10. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
11. Home occupations meeting the performance standards and development criteria set forth in Part 4.
12. Community residential homes of seven (7) to fourteen (14) residents meeting the performance standards and development criteria set forth in Part 4.
13. Golf driving ranges.
14. Group care homes.

**C. Permitted Accessory Uses and Structures:**

1. As permitted in Section 656.403.
2. In connection with multi-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 multi-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. Townhome Lot Requirements:**

1. Minimum lot width: Fifteen (15) feet; twenty-five (25) feet for end units.
2. Minimum lot area: One thousand five hundred (1,500) square feet.
3. Maximum lot coverage by all buildings: Seventy percent (70%).
4. Minimum yard requirements:
  - a. Front: 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 façade; 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; fifteen (15) feet, if access to garage is from an alley.
  - b. Side: Zero (0) feet; ten (10) feet for end units.
  - c. Rear: Ten (10) feet.
5. Maximum height: Thirty-five (35) feet.

### **B. Non-townhome Lot Requirements:**

1. All other uses shall be consistent with the RMD-B zoning district.

### **C. Ingress, Egress and Circulation:**

1. *Parking Requirements.* Parking for townhomes shall be provided at a minimum rate of two (2) spaces per unit, which may be provided in garages, driveways or any other parking arrangement on-site. Separately designated guest or loading spaces shall not be required. All other uses shall provide parking consistent with Part 6.
  2. *Vehicular Access.* Vehicular access to the Property shall be by way of Hammond Boulevard, substantially as shown on the Site Plan. A traffic study must be provided to the City of Jacksonville Planning and Development Department prior to the final 10-set review. The traffic study shall be conducted by a professional traffic engineer, and a methodology meeting shall be held with the Transportation Planning Division and the City Traffic Engineer prior to the commencement of the study. The following additional comments shall also be included within the study:
    - a. The study must include an analysis to determine the need for a right turn lane on Hammond Boulevard. If a turn lane is needed, it will be built to FDOT standards based on speed limit for deceleration length. The queue length shall be determined by the study.
    - b. If access is proposed onto Lenox Avenue, the study must include analysis to determine the need for left and right turn lanes on Lenox Avenue. If any lanes are needed, they shall be built to FDOT standards.
    - c. The driveway on Hammond Boulevard shall align with the entrance driveway to Crystal Springs Elementary or be separated so that the operations of the driveways shall not interfere with each other. This shall be shown on the traffic study.
    - d. If a driveway is proposed onto Lenox Avenue, it shall be built a minimum of two hundred fifty (250) feet from the edge of pavement from Hammond Boulevard.
  3. *Pedestrian Access.* As required by City regulations.
- D. **Signs:** Signs for this development shall be consistent with the requirements for the RMD-B zoning district as set forth in Part 13 of the Zoning Code.
- E. **Landscaping:** Landscaping shall be provided consistent with Part 12.
- F. **Recreation and Open Space:** Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.

- G. **Utilities:** Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- H. **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:

### *Future Land Use Element*

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat of health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. 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.
3. 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.
4. 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.
5. 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.

6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.

12. 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.
13. Policy 3.1.6 - The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.
14. 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.
15. 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.

*Housing Element*

16. 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.
  17. Policy 1.1.1: The City in its Land Development Regulations, shall continue to provide incentives such as higher densities or special design considerations, to encourage the building of a wide variety of housing types, designs, and price ranges; and promote an equitable distribution of housing choices throughout the City.
  18. Policy 1.1.4: 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.
- 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.** The project allows for a maximum density consistent with the MDR land use allocations under the 2030 Comprehensive Plan.

- D. **Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Hammond Boulevard. Location of the access point shown on the Site Plan as well as final design of the access point 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 PUD proposes a townhome development that is adjacent to parcels zoned RLD-40 and RLD-50. The proposed residential use is also consistent with Crystal Springs Elementary School which is located directly across Hammond Boulevard.
- 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 PUD requires parking consistent with the demand of the proposed use and does not require separate designated guest or loading spaces.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with City regulations.

**EXHIBIT F**  
**Land Use Table**  
**September 27, 2022**

Total gross acreage	<u>7.73</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	<u>4.82</u> Acres	<u>62</u> %
Total number of dwelling units	<u>64</u> D.U.	
Commercial	_____ Acres	_____ %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	<u>0.19</u> Acres	<u>4</u> %
Passive open space	<u>1.76</u> Acres	<u>22</u> %
Public and private right-of-way	<u>0.96</u> Acres	<u>12</u> %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.