

**Biscayne Lofty Apartments PUD
Written Description
December 18, 2023**

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 044176-0050, 044155-0200
- B. Current Land Use Designation: LDR-SA and MDR-SA
- C. Current Zoning District: RLD-100A and RMD-C
- D. Proposed Zoning District: PUD

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

The Applicant proposes to rezone approximately 5.40 acres of property from RLD-100A and RMD-C to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). The Property may be developed in accordance with either the RMD-D development standards, or with this PUD Written Description and the PUD Site Plan attached to this ordinance as **Exhibit “4.”**

Parcel 044155-0200 has a future land use map designation of MDR and RMD-C zoning. Parcel 044176-0050 is the subject of pending small scale land use amendment application L-5831-23C / Ord. 2023-535 to change the future land use from LDR to MDR; the Planning and Development Department has recommended approval of this application. Companion rezoning application 2023-536 seeks to rezone the parcel from RLD-100A to RMD-C. The purpose of this application is to amend the pending rezoning effort to subject both parcels to a PUD with a master site plan and plan of development.

III. PUD DEVELOPMENT CRITERIA

A. Development Densities/Intensities

The PUD proposes the following permitted densities/intensities:

Multifamily residential units: Up to 20 units per acre.

B. Site Development Standards

The Property may be developed in accordance with the RMD-D development standards, in which event the PUD Site Plan will not apply and no verification of substantial compliance will be required. Alternatively, the Property may be developed in accordance with the PUD Site Plan and the following development standards:

1. *Permitted Uses and Structures:* All uses permitted within the RMD-D zoning district.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.

3. *Minimum lot requirements (width and area): 5.4 acres.*
4. *Maximum lot coverage by all buildings and structures: 55%.*
5. *Minimum building setbacks: Front – 20’; Side – 20’; Rear – 20’.*
6. *Maximum height of structures: 45 feet.*
7. *Impervious surface ratio: 75%.*

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided as shown on the PUD Site Plan. The access road as shown on the PUD Site Plan and other interior access roads will be privately owned and maintained by the owner and/or an owners’ association and/or a management company and may be gated at entrances to multifamily residential uses. The location and design of all access points and interior access roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the City Planning and Development Department.

B. Recreation/Open Space

The proposed development will comply with sec. 656.420(d).

C. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code.

D. Signage

Signage shall be permitted in accordance with the RMD-D zoning district.

E. Construction offices/model units/real estate sales.

On-site, temporary construction offices/model units/leasing offices will be permitted. Real estate activities are permitted within model units. Associated parking for real estate activities is permitted adjacent to model units.

F. Parking and Loading Requirements

Parking will be provided in accordance with Part 6 of the Zoning Code. Furthermore, perpendicular or angled parking shall be permitted within the private roadway or access drive.

The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate.

G. Stormwater Retention

Stormwater facilities will be constructed to in accordance with applicable regulations.

H. Utilities

The Property is served by JEA.

I. Conceptual Site Plan

The configuration of the development as depicted on the PUD Site Plan is conceptual and revisions to the PUD 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. The building locations and roadways shown on the PUD Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

J. Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning.

K. PUD/Difference from Usual Application of Zoning Code

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property, including accommodating community concerns.

L. Names of Development Team

Developer/Owner: Lofty Development, LLC.

Planner/Engineer: Baker Design Build

M. Land Use Table

A Land Use Table is attached hereto as **Exhibit "F."**

V. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the MDR land use category. Multifamily residential uses are allowed at a density of twenty units per acre.

B. Consistency with the Concurrency Management System: Development will comply with the Concurrency Management System.

C. **Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the Future Land Use Element of the 2045 Comprehensive Plan.

D. **Internal Compatibility:** The PUD provides for integrated design and compatible uses within the PUD.

E. **External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms compatible with surrounding uses.

F. **Maintenance of Common Areas and Infrastructure:** All common areas will be maintained by an owners' association.

G. **Usable Open spaces, Plazas, Recreation Areas:** The PUD provides ample open spaces and recreational opportunities.

H. **Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

I. **Listed Species Regulations:** Not required.

J. **Off-Street Parking Including Loading and Unloading Areas:** The PUD provides ample off street parking.