

PUD WRITTEN DESCRIPTION
ORTEGA SENIOR LIVING PUD

February 23, 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 2.74 acres from PUD to PUD to facilitate development of the property located at 4228 and 0 Lakeside Drive (RE # 094170 0152 and 094170 0100) as more particularly described in Exhibit 1 (the “Property”) into an integrated independent and assisted living project.

The Property was most recently rezoned to PUD in 2004 by Ordinance 2004-12 as part of a larger plan to allow for development of the waterfront to include residential, office, boatyard, marine-related services and marina uses oriented around the Ortega River. The plan approved in the PUD was modified over time as development of an eight (8) unit condominium (RE# 093308 1500) and marina (RE# 094170 0000) were completed. The 2004 PUD called for development of multifamily residential units on the Property; however, a majority of the land is undeveloped with a portion used for surface parking associated with the marina.

The current PUD is filed to update the site plan for development of the Property, reduce the square footage of office and marina-related commercial use, and add assisted living facilities as a permitted use.

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	RPI, RMD, LDR	CO, RMD-A, RLD-60	Lakeside Drive, office and single family residential homes
East	RPI, LDR	PUD, RLD-90	River Homes at Ortega Condominium and the Marina at Ortega Landing
South	Water	PUD	Marina at Ortega Landing slips, Ortega River
West	WD/WR, RPI	IW, PUD	Marina, office building

- B. Project name: Ortega Senior Living.
- C. Project developer: Vestcor Communities, Inc.
- D. Project engineer: Eisman Russo.
- E. Project architect: PQH Group.
- F. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- G. Current land use designation: RPI, LI, and MDR.

- H. Current zoning district: PUD, IBP, and RMD-A.
- I. Requested land use designation: RPI and MDR.
- J. Requested zoning district: PUD.
- K. Real estate numbers: 094170 0152 and 094170 0100.

II. QUANTITATIVE DATA

- A. Total acreage: 2.74 acres.
- B. Total number of dwelling units: Up to 66 dwelling units.
- C. Total number of assisted living beds: Up to 66 beds.
- D. Total amount of land coverage of all buildings and structures: 0.85 acres.

III. STATEMENTS

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

The proposed PUD:

1. The existing PUD permits up to seventy-five (75) dwelling units, ten thousand (10,000) square feet of office and marine related retail, and up to one thousand five hundred (1,500) square feet of boatyard use, and up to two hundred five (205) boat slips. River Homes at Ortega Condominium includes eight (8) condominium units. The Marina at Ortega Landing was developed with approximately three thousand eighty (3,080) square feet heated area and one hundred ninety-two (192) boat slips. The proposed PUD provides for an additional sixty-six (66) dwelling units, bringing the total residential density within that which was originally approved for the project. Sixty-six (66) assisted living beds are vertically integrated with the new residential construction. No new office or retail development is proposed, thus reducing the total square footage of office and marine-related commercial uses on the Property from what was approved in the original PUD by more than eight thousand (8,000) square feet.
2. The existing PUD required two (2) parking spaces per residential dwelling unit and fifty-seven (57) spaces for two hundred five (205) boat slips and eleven thousand five hundred (11,500) square feet of office and marina related retail. The proposed PUD requires a minimum of two hundred (200) spaces, which is sufficient to provide two (2) parking spaces per independent dwelling unit, the required number of spaces for assisted living use as outlined in the Zoning Code, and thirty-seven (37) parking spaces for the one hundred ninety-two (192) boat slips and approximately three thousand (3,000) square feet of marina-related retail.
3. Height is increased from five (5) stories and fifty-five (55) feet to five (5) stories and sixty-five (65) feet. Parking will be partially located underground beneath four (4) stories of mixed use assisted/independent living development.

4. Setbacks are modified from the existing PUD to permit the building to be shifted north along Lakeside Drive in order to afford greater waterfront visibility as follows:
 - a. South (waterfront) increased from zero (0) feet to twenty (20) feet.
 - b. East and west reduced from ten (10) feet to five (5) feet.
 - c. North (Lakeside Drive) reduced from fifty (50) feet to ten (10) feet.
- 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.

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. Assisted living facilities.
2. Multifamily residential including condominiums and apartments.
3. Amenities and recreation facilities including, but not limited to, welcome center, sales office, clubhouse, indoor and outdoor athletic facilities, swimming pool, cabana, clubhouse, and similar uses.
4. Parking decks and detached garages.
5. Essential services including roads, water, sewer, gas, telephone, stormwater management, radio, television, electric, marine and land communication devices, small satellite dishes, and similar uses subject to the performance standards set forth in Part 4 of the Zoning Code.

B. Permitted accessory uses and structures: As permitted pursuant to Section 656.403; provided, however, that the yard and setback restrictions do not apply to such uses and structures.

C. Restrictions on uses: Standalone restaurants are prohibited in this PUD.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot area: None.
2. Minimum lot width: None.
3. Maximum lot coverage: Fifty (50) percent.
4. Minimum north (Lakeside Drive) building setback: Ten (10) feet.

5. Minimum east and west building setback: Five (5) feet.
6. Minimum south (waterfront) building setback: Twenty (20) feet.
7. Maximum height of structures: Fifty-five (55) feet, measured from the established grade at the right-of-way of Lakeside Drive.

B. Ingress, egress and circulation:

1. Parking requirements: A minimum of 200 parking spaces shall be provided to satisfy the proposed independent living, assisted living and marina-related uses as detailed herein. A centrally located loading zone is provided.
2. Vehicular access: Vehicular access to the Property shall be by way of Lakeside Drive substantially 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: Sidewalks shall be provided in compliance with the 2030 Comprehensive Plan.

C. Signs:

1. The PUD shall be permitted one double-faced or two single-faced externally-illuminated monument signs at each entrance, not to exceed fifty (50) square feet in area per sign face and twelve (12) feet in height at each entrance. Multiple developments and/or uses within each parcel may be identified on these entrance signs.
2. Wall signs are permitted and shall not exceed ten percent (10%) of the square footage of the occupancy frontage or respective side of the building abutting a public right-of-way, public driveway, or approved private street.
3. Under canopy signs not exceeding a maximum of eight (8) square feet in area are permitted; provided, however, any square footage utilized for an under canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.
4. Directional signs that indicate ways to and from property entrances, major buildings, common areas, and key components of the development within the PUD, for driver of vehicles, for pedestrian users and for persons arriving by water, shall be permitted throughout the PUD. The design of such directional signs shall be reflective of the overall character of the PUD, and may include the relevant project logo and name. Vehicle-oriented directional signs shall be a maximum of twenty (20) square feet in area per sign face. Directional signs may be attached to lighting fixtures within the PUD.
5. Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are also permitted.

6. Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers of the sign and shall not include the frame or surrounding mount.
- D. Landscaping: Landscaping will be constructed and maintained in accordance with Part 12 of the Zoning Code; provided, however, that internal buffering between residential and non-residential uses shall not be required within the PUD. Also, parking garages shall not be deemed vehicle use areas for purposes of landscape regulations. The landscape areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs.

A wrought iron like ornamental aluminum fence up to eight (8) feet in height and/or landscaping may be provided along the western boundary, and a wrought iron like ornamental aluminum fence up to four (4) feet in height and/or landscaping may be provided along the northern boundary along Lakeside Drive.
 - E. Architectural Design: Buildings, structures, and signage shall be constructed and painted with materials which are aesthetically compatible and blend in with the character of the surrounding area. Throughout the PUD, any dumpsters, compactors, propane tanks, and similar appurtenances shall be kept behind substantially opaque enclosures composed of the same finish and painted the same color as the nearby structure within the Property, such that the dumpster, compactor, propane tank, or other similar appurtenance is screened from view from surrounding roadways and adjacent properties.
 - F. Lighting: Project lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the Project.
 - G. Construction Mitigation: All construction shall comply with the Jacksonville Environmental Protection Board and Chapter 360, Municipal Ordinance Code.
 - H. Storm water Retention: Storm water retention/detention systems shall be designed and constructed in accordance with requirements of the City of Jacksonville and the St. Johns River Water Management District, and may include underground vaults.
 - I. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
 - J. Utilities: Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.

- K. Temporary Uses: Temporary sales, leasing and construction offices and trailers shall be allowed to be placed within the PUD.
- L. Recreation and open space: Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan.

VI. 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. The PUD meets the following zoning and land use initiatives:

- A. Is more efficient than would be possible through strict application of the Zoning Code:
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan:

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
3. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
4. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.

5. Objective 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
6. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
7. Objective 3.1 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
8. Policy 3.1.3 of the Future Land Use Element of the 2030 Comprehensive Plan – Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.
9. Policy 3.1.19 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall adopt criteria and standards in order to limit the location of single-family attached and multi-family housing units to the periphery of established single-family detached neighborhoods and non-residential nodes, along collectors, arterials, and rail transit corridors, unless the higher density residential development is a component of a mixed or multi-use project.
10. Objective 7.4 of the Conservation and Coastal Management Element of the 2030 Comprehensive Plan - Limit development density and intensity within the Coastal High Hazard Area (CHHA) and direct it outside of the CHHA, and mitigate the impact of natural hazards in the area.
11. Policy 7.4.8 of the Conservation and Coastal Management Element of the 2030 Comprehensive Plan - The City shall promote, in instances where a proposed project

is located within the CHHA, the clustering of uses. Such clustering will be used to limit the acreage within the CHHA that will be affected by the proposed development, and will serve to limit the amount of infrastructure provided within the CHHA. To demonstrate compliance with the clustering concept identified in this policy, proposed site plans may be required to include conditions that restrict future development on any other portion of the site within the CHHA and /or place a conservation easement on any remaining wetlands within the CHHA not already proposed for impacts.

12. Policy 7.4.9 of the Conservation and Coastal Management Element of the 2030 Comprehensive Plan - The City shall prohibit the siting of new adult congregate living facilities, community residential homes, group homes, homes for the aged, hospitals, mobile home parks and nursing homes, as defined in the Land Development Regulations, within the Coastal High Hazard Area. Such facilities already existing within the CHHA shall be discouraged from expanding.