

**Powers Avenue PUD
Written Description
July 18, 2021**

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Future Land Use Designation: BP and LI
- B. Current Zoning District: IBP
- C. Requested Future Land Use Designation: MDR
- D. Requested Zoning District: PUD
- E. RE #s: 152593-0000

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 75± acres of property located at 0 Powers Avenue (the “Property”) from Industrial Business Park to Planned Unit Development (PUD). As described below, the PUD zoning district is being requested to permit the infill development of the Property as a residential community. This application is a companion to pending Large Scale Future Land Use Amendment Application L-5502-20A.

The Property is more particularly described in the legal description attached as Exhibit “1” to this application. A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Site Plan”). As indicated on the Site Plan, the proposed PUD rezoning permits the Property to be developed with a maximum of one hundred thirty (130) single family residential units and three hundred thirty-seven (337) townhome units.

The Property is bounded by the Florida East Coast Railroad railyard, Baker-Skinner Park, Powers Avenue, and a personal storage facility. Heron Walk Apartments, Pointe Sienna Apartments, and Wolfson High School are located across Powers Avenue from the Property. As shown on the Site Plan, the proposed development is designed to provide an integrated development that blends in with the surrounding uses. In addition, a combination of fencing, buffering, landscaping and architectural controls are provided to create this integrated community and blend the proposed development into the surrounding area.

III. PUD DEVELOPMENT CRITERIA

A. Permitted Uses.

- 1. Single family detached and townhome residential dwelling units;

2. Amenities/recreation facilities including but not limited to welcome center, sales office, pool, clubhouse, walking trails, and similar uses;
3. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code;
4. Home occupations meeting the performance standards of the Zoning Code.

B. Permitted Accessory Uses and Structures. Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code, provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures.

C. Minimum Townhome Lot and Building Requirements.

1. *Minimum building setbacks and yard requirements.* The building setbacks will be provided for the development as a whole from the overall Property boundaries for all uses and structures as follows:
 - a. Front – Twenty-two (22) feet from face of garage to back of sidewalk or back of curb and fifteen (15) feet from building face to back of sidewalk or back of curb.
 - b. Side – Zero (0) feet for interior units; ten (10) feet for end units.
 - c. Rear – Ten (10) feet.

Note: Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, and other similar improvements shall be permitted within the minimum building setbacks.

2. *Minimum lot requirements.* Twenty (20) feet by one hundred (100) feet.
3. *Maximum height of structures.* Thirty-five feet (35) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.
4. *Maximum lot coverage by all buildings.* Seventy (70) percent.

5. *Impervious surface ratio.* Seventy-five (75) percent.

D. Minimum Single Family Lot and Building Requirements.

1. *Minimum building setbacks and yard requirements.* Front – twenty (20) feet; Side – five (5) feet; Rear – ten (10) feet.

Note: Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, and other similar improvements shall be permitted within the minimum building setbacks.

2. *Minimum lot requirements.* Forty (40) feet by one hundred twenty-five (125) feet.

3. *Maximum height of structures.* Thirty-five feet (35) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

4. *Maximum lot coverage by all buildings.* Thirty-five (35) percent.

5. *Impervious surface ratio.* Seventy (70) percent.

E. Common Landscape Maintenance. An owners' association will ensure the proper maintenance of all common areas, lawns, and landscaping, to be funded by mandatory association dues.

F. Access. As depicted on the Site Plan, the Property will have three (3) access points on Powers Avenue. The design and exact location of the access points and internal driveways as shown on the Site Plan may vary from that depicted on the Site Plan.

G. Internal Circulation. The Property will be developed with an internal sidewalk system, to include a connection to the existing external sidewalk along Powers Avenue and interconnectivity between the single family and townhome portions of the Property. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.

H. Recreational/Open Space. No active recreation amenities will be required on the Property, although they may be provided, due to the proximity of the adjacent Baker-Skinner Park, which will be accessed by the sidewalk on Powers Avenue.

- I. Signage.** The PUD shall be permitted one (1) double-faced or two (2) single-faced externally-illuminated monument signs, not to exceed twenty-four (24) square feet in area per sign face and eight (8) feet in height, at each project entrance Powers Avenue, including within the road rights of way.

Directional Signs that indicate ways to and from property entrances, major buildings, common areas and key components of the development within the PUD, for drivers of vehicles, for pedestrian users of the PUD, 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. Directional signs may be attached to lighting fixtures within the PUD.

Temporary real estate and construction signage is permitted, to be removed upon the initial sale of all units. Signs to identify entrances to buildings that contain residential model units not to exceed twelve (12) square feet shall be permitted throughout the PUD.

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 on the sign and shall not include the frame or surrounding mount.

- J. Parking and Loading Requirements.** All dwelling units will have integrated garages for at least one car, and a minimum driveway length of twenty (20) feet, sufficient to park at least one car without protruding into the internal sidewalk (if applicable). Guest parking will be provided at a ratio of one space per three townhome units.

Modifications to parking requirements within the PUD may be permitted by an administrative modification.

- K. Landscaping/Fencing/Screening.** Landscaping will be constructed and maintained in accordance with the Landscape and Tree Protection Regulations set forth in Part 12 of the City of Jacksonville Zoning Code; provided, however, that notwithstanding the requirements of Sections 656.224 and 656.1224 of the Zoning Code, any required subdivision landscape buffer and yard setbacks may overlap. No uncomplimentary use buffer(s) will be required between the single family and multifamily components of the project. Screening along the portion of the Property adjacent to the rail line will consist of a fifteen (15) foot wide JEA wellhead access easement, plus an existing berm approximately fifty (50) feet in

width. Except for some single family detached residential lots at the extreme northwest corner of the property, additional screening will be provided by the proposed stormwater management facilities. Other than the foregoing, no additional screening or buffering is proposed along the rail line. Along the rest of the Property boundaries, a maximum six (6) foot high vinyl fence will screen the Property, and will be a minimum of eighty-five percent (85%) opaque. The fencing relief requirement specified in Section 656.1222(c)(2)(iv) shall not apply. A ten (10) foot vegetated strip will also be provided, with landscaped areas that will allow for the inclusion of native or ornamental vegetation, trees, and shrubs.

- L. 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 or within substantially opaque enclosures composed of the same material and painted the same color as the nearby structure within the Property, such that the dumpster, compactors propane tank, or similar appurtenance is screened from view from surrounding roadways and adjacent properties.
- M. Lighting.** PUD 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 PUD.
- N. Stormwater Retention.** Stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District, and may include underground detention vaults.
- O. Utilities.** Electric power, water and sewer services will be provided by JEA.
- P. Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers shall be allowed to be placed within the PUD.
- Q. Modifications.** Amendments to this approved PUD district may be accomplished by administrative deviation, administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be permitted by an administrative modification or minor modification. PUD amendments, including administrative deviations, administrative modifications, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.

- R. **Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including access points and 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.
- S. **JEA Wellhead Protection.** Development will comply with the provisions of the January 8, 2021 correspondence from the JEA regarding the three existing JEA wellhead structures within the Property, or as otherwise approved by the JEA.
- T. **Florida Black Bear Deconfliction.** Development will comply with the advisory information and recommendations set forth in the April 14, 2021 Technical Assistance correspondence from the Florida Fish and Wildlife Conservation Commission.

IV. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan.** The Property is within the Urban Priority Development Area. Pending companion Large Scale Future Land Use Amendment Application L-5502-20A seeks the MDR land use category, which would permit residential development at a density of up to 20 units/per acre. The planned development is consistent with the types of development intended for the MDR land use category.
- B. **Roadways / Consistency with the Concurrence Management System.** The development of the Property will comply with the requirements of the Concurrence and Mobility Management System.
- C. **Allocation of Residential Land Use.** The MDR – Urban Priority Development Area land use category permits residential development at a density of up to twenty (20) units per gross acre. The proposed PUD is within the residential allocations provided for in the Comprehensive Plan.
- D. **Internal Compatibility / Vehicular Access.** The Site Plan addresses access and circulation within the site. The Property will have three primary access points from Powers Avenue. The development is designed to contain traffic circulation internal to the site. The design and exact location of the access point and internal driveways as shown on the Site Plan may vary from that depicted on the Site Plan.
- E. **External Compatibility / Intensity of Development.** The development is consistent with and comparable to existing development in the area. The Property is bounded by the Florida East Coast Railroad railyard, Baker-Skinner Park, Powers Avenue, and a personal storage facility. Heron Walk Apartments, Pointe

Sienna Apartments, and Wolfson High School are located across Powers Avenue from the Property. The proposed use is compatible in both intensity and density with these surrounding uses and zoning districts.

- F. Recreation/Open Space.** No active recreation amenities will be required on the Property, although they may be provided, due to the proximity of the adjacent Baker-Skinner Park, which will be accessed by the sidewalk on Powers Avenue.
- G. Impact on Wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. Listed Species Regulations.** A listed species survey was provided in connection with the companion Large Scale Future Land Use Amendment Application L-5502-20A.
- I. Off-Street Parking & Loading Requirements.** The dwelling units will have integrated garages for at least one car, and a minimum driveway length of twenty (20) feet, sufficient to park at least one car without protruding into the internal sidewalk (if applicable). Guest parking will be provided at a ratio of one space per three townhome units.
- J. Sidewalks, Trails, and Bikeways.** Internal sidewalks will be provided as shown on the Site Plan. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.

V. ADDITIONAL § 656.341 DATA

- A. Professional Consultants:** Planner and engineer: ETM. Developer: Lennar Homes.
- B. Differences from the 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 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.
- C. Land Coverage of All Buildings and Structures/Nonresidential Floor Area:** Not to exceed thirty-five percent (35%) of the Property.
- D. Amount of Public and Private Rights of Way:** See the Land Use Table.

E. Operation and Maintenance of Common Areas: An HOA will be established to own and maintain the common areas.