

Lofts at Baymeadows PUD
Written Description
Date: September 17, 2018

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Designation: CGC
- B. Current Zoning District: CCG-1
- C. Requested Land Use Designation: RPI
- D. Requested Zoning District: PUD
- E. RE#: 152699-0135

This application is comprised of 8050 Baymeadows Circle West (the “Property”). The Property is more particularly described in the legal description attached to this ordinance as Exhibit “1”. The Property is located in the Urban Development Area of the Future Land Use Element of the 2030 Comprehensive Plan. The Property currently contains a vacant and dilapidated hotel.

II. SUMMARY DESCRIPTION OF THE PROJECT

The application seeks to rezone the Property from CCG-1 to PUD. A companion application (LUZAP Tracking #5295) is seeking a small-scale land use amendment to the Residential-Professional-Institutional – Urban Area (RPI-UA) future land use category.

The proposed development plan is to renovate the existing structures on the Property to include one hundred three (103) multifamily residential dwelling units, along with amenities and recreation facilities including a club house, pool, fitness center, tennis court, dog walk and other related amenities. The multifamily residential units will consist of studio apartments ranging from approximately two hundred fifty (250) square feet to five hundred (500) square feet in size. A conceptual site plan of the proposed development is attached to this ordinance as Exhibit “4” (the “Site Plan”).

The proposed development is compatible and consistent with surrounding development. Office uses are located to the south of the Property across Cypress Green Drive. Office and institutional uses are located to the west of the Property. Vacant property, that used to be a portion of the golf course, is located to the north of the Property. Vacant property, office and institutional uses are located to the east of the Property. Additionally, a mixed use development (Ordinance 2018-419) containing a hotel, office, retail and restaurant uses are proposed to the southeast at the corner of Baymeadows Circle West and Baymeadows Road. The proposed development will provide for diversity of housing product in the area and support nearby office

and retail uses. It will also contribute to the urban infill and redevelopment of a dilapidated and vacant property.

III. PUD DEVELOPMENT CRITERIA

A. **Description of Uses.** The following uses are permitted within the Property as depicted on the Site Plan:

1. Multifamily residential units;
2. Amenities/recreation facilities, including but not limited to welcome center, sales/leasing office, indoor and outdoor athletic facilities, swimming pool, cabana, clubhouse, dog walk, and similar amenities found in comparable residential developments;
3. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television and cable 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;

B. **Permitted Accessory Uses and Structures.** Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

C. **Minimum Lot and Building Requirements.**

1. *Minimum building setbacks and yard requirements.* Building setbacks will be provided for the development as a whole from the overall Property boundaries for all uses and structures as follows:

- a. East Property Line– Thirty (30) feet.
- b. North Property Line – Fifteen (15) feet.
- c. West Property Line – Thirty (30) feet.
- d. South Property Line (except JEA Pump Station Property Line) – Zero (0) feet from the right-of-way line.
- e. JEA Pump/Lift Station Property Line – Five (5) 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 Width.* None.

3. *Maximum Gross Density* – Twenty two (22) units per acre.
 4. *Maximum Height of Structures*. Thirty-five (35) feet. Decorative rooftop structures including screening, mechanical equipment, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy may exceed the maximum height.
 5. *Maximum lot coverage by all buildings*. Fifty (50) percent.
- D. Access.** As indicated on the Site Plan, vehicular access will be provided via three (3) access points on Cypress Green Drive, which reduces the existing number of access points to the Property. The design of the access points and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of all access points and internal drives shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer.
- E. Pedestrian Circulation.** Pedestrian access and circulation will be provided as shown on the Site Plan.
- F. Signage.**

PUD Sign. The PUD shall allow for one (1) single or double faced project identity monument sign at the corner of Baymeadows Circle West and Cypress Green Drive. The sign may be backlit or externally illuminated. The sign may not exceed twelve (12) feet in height and twenty-four (24) square feet in area.

Additionally, the PUD shall allow for one (1) single or double faced project identity monument sign on Cypress Green Drive at the entrance to the Property where the leasing office is located. The sign may be backlit or externally illuminated. The sign may not exceed twelve (12) feet in height and twenty-four (24) square feet in area

In the event that a community sign substantially similar to the sign depicted on Exhibit 5 to this Ordinance located in the median of Baymeadows Circle West, adjacent to Baymeadows Road, that includes signage for the Property is not permitted by the City of Jacksonville within four (4) months after the date of approval of this PUD, the Property shall be allowed signage on the sign parcel with RE # 152699-0055, which is not a part of the PUD, pursuant to a permitted transfer of sign rights in accordance with Section 656.1320 of the Zoning Code. In any event, the PUD shall permit the two monument signs on the Property as set for above.

Directional Signs. Internal directional signs that indicate ways to and from the property entrances, pedestrian areas and common amenities shall be permitted in

the PUD. The design of such directional signs shall be reflective of the overall character of the PUD, and may include the relevant logo and name. Vehicle-oriented Directional Signs shall be a maximum of ten (10) square feet in area per sign face.

Temporary Signs. Real estate, construction and other such temporary activity signs not to exceed a maximum of forty-eight (48) square feet each shall be permitted throughout the PUD, provided that only one such sign per individual activity shall be permitted on the Property at any one time.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complimentary 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.

- G. Parking and Loading Requirements.** Parking and loading will be provided pursuant to Part 6 of the Zoning Code.
- H. Landscaping/Fencing/Screening.** Landscaping will be constructed and installed in accordance with the landscape plan attached hereto as Exhibit "J" and Article 25 of the Charter of the City of Jacksonville.
- I. Lighting.** Any and all forms of exterior and interior lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any adjacent property outside of the PUD.
- J. 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.
- K. Recreation/Open Space.** One hundred fifty (150) square feet of active recreation space will be provided per dwelling unit within the PUD, consistent with Section 656.420 of the Zoning Code.
- L. Utilities.** Water, sewer, and electric utility service will be provided by JEA.
- M. Temporary Uses.** Temporary sales, leasing, and construction offices and trailers shall (a) be allowed to be placed within the PUD, (b) be maintained in good order, condition and repair and (d) shall be removed upon Certificate of Occupancy.

- N. 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.

Notwithstanding the foregoing, the maximum residential density of twenty two (22) units per acre within the PUD has been placed on the Property as a result of Future Land Use Element (FLUE) Policy 1.1.10A. This density limit can only be changed through application for a rezoning (administrative and minor modifications to increase the density are not permitted) and the requirements of FLUE Policy 1.1.10A must be applied to determine the appropriateness of any increase in residential density.

- O. Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan may be required as the proposed development proceeds through final engineering and site plan review, subject to review and approval of the Planning and Development Department.
- P. Architectural and Aesthetic Guidelines.** Buildings, structures, and signage shall be architecturally compatible within the PUD. Further, architectural features, landscaping and similar improvements on the Property shall be of substantially similar in quality and finish to the improvements shown on Exhibit 6 attached to this Ordinance, which represent other redevelopment projects completed by the applicant.

IV. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan.** The Property is currently within the CGC land use category, but the Applicant is seeking a land use amendment to the RPI future land use category. The land use amendment also proposes a site-specific text amendment waiving the requirement of a mix of uses when the proposed density is greater than twenty (20) units per acre; provided, however, should the development on the Property exceed the maximum of twenty two (22) units per acre set forth in this PUD, via a rezoning or otherwise, the mixed use requirement of the RPI land use category would apply. In other words, the proposed site-specific text amendment allows for development of up to twenty-two (22) units per acre, in accordance with this PUD, without requiring a mix of uses.

Due to the existing structures and configuration of the Property, it is not practical to redevelop the Property with a mix of uses. However, permitting the single use residential infill redevelopment of the Property will encourage the full redevelopment of the Property that is blighted and currently developed as a single-use (hotel). Additionally, permitting single use residential development within the RPI land use category is consistent with the combination of

surrounding land use designations and actual uses of those surrounding properties. The surrounding land use designations are primarily CGC and NC. Directly to the west, within the CGC land use designation, is a single use office building and a school for autism. Directly to the south, within the CGC land use designation, are primarily what appear to be single-use office buildings and office condominiums. Allowing single use residential development of the Property pursuant to the RPI density requirements is consistent with the mix and intensity of uses in the overall area.

Furthermore, the current hotel on the Property contains one hundred eight (108) rooms. Allowing for the development of the Property with one hundred three (103) residential units effectively reduces the intensity of the development, and allowing permanent residents, as opposed to transient residents, within the new apartment units will benefit commercial uses in the area. Similarly, the Property is being moved to a less intense land use category, RPI, which results in less intensive possible development, despite the site-specific text amendment.

Based on the foregoing, the proposed development and density of twenty two (22) units per acre are consistent with and further Policy 1.1.10A. Specifically, the proposed development of the Property at this density (1) reduces the potential for blight and other negative influences on adjacent properties through the redevelopment of a vacant and blighted site, (2) will not result in a significant increase in traffic as compared to the existing 108 room hotel, (3) reduces the number of access points to the site, (4) provides for a transition in density from surrounding office, commercial and institutional uses, (5) does not materially alter the existing configuration and orientation of the Property, (6) proposes increased landscaping and buffering as compared to the existing use, (7) does not change the height of the development, which is consistent with surrounding uses, (8) does not materially change the bulk and scale of the existing development, (9) does not materially change the building orientation of the existing development, (10) does not materially change the site layout and improves upon the existing layout, and (11) does not materially change the existing parking layout and provides for parking to meet Part 6 of the Zoning Code.

The proposed development furthers Policies 1.1.5, 1.1.7, 1.1.8, 1.1.9, 1.1.10, 1.1.12, 1.1.20, 1.1.22, 1.1.25(3) and (5), 1.2.9, 1.5.1, 2.2.6, 2.2.8, 3.1.2, 3.1.3, 3.1.6, 3.1.17, 3.1.19, 4.1.8B, Objectives 1.1, 2.2, 3.1, 6.3, and Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan.

The proposed site-specific text amendment further Policies 1.1.5, 1.1.25, 2.2.5, 2.2.6, 2.2.8, 3.1.2, 3.1.18, 4.4.2 Objectives 2.2, 3.1, 4.4 and Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan.

- B. Consistency with the Baymeadows Community Plan and Southeast Vision Plan.** The proposed development is consistent with and furthers the Baymeadows

Community Plan adopted by Ordinance 2012-192 and the Southeast Vision Plan adopted by Ordinance 2010-615. Particularly, the proposed development provides for infill redevelopment and a range of housing opportunities in accordance with the guiding principles of the aforementioned plans.

- C. **Roadways / Consistency with the Concurrence Management System.** The development of the Property will comply with the requirements of the Concurrence and Mobility Management System.
- D. **Allocation of Residential Land Use.** This proposed development will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan.
- E. **Internal Compatibility / Vehicular Access.** The Site Plan attached as Exhibit "4" addresses access and circulation within the site. Vehicular access to the Property will be via Cypress Green Drive. Location of the access points shown on the Site Plan as well as the final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- F. **External Compatibility / Intensity of Development.** The surrounding land use categories are NC and MDR to the north, CGC to the south and west, and NC and RPI to the east. The surrounding zoning districts are PUD to the north and east, CRO to the southeast, CCG-1 and PUD to the south, and CCG-1 and PUD to the west. Office uses are to the south of the Property across Cypress Green Drive. Office and institutional uses are located to the west of the Property. Vacant property is located to the north of the Property. Vacant property, office and institutional uses are located to the east of the Property. Additionally, a mixed use development containing a hotel, office, retail and restaurant uses are proposed to the southeast at the corner of Baymeadows Circle West and Baymeadows Road. The proposed PUD will provide diversity for the housing product in the area and support office and retail uses in the area. It will also contribute to the urban infill and redevelopment of a dilapidated and vacant property.
- G. **Recreation/Open Space.** One hundred fifty (150) square feet of active recreation space will be provided per dwelling unit within the PUD, consistent with Section 656.420 of the Zoning Code. As shown on the Site Plan and Landscape Plan, recreational facilities shall include a club house, pool, fitness center, tennis court, dog walk and other related amenities.
- H. **Impact on Wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- I. **Listed Species Regulations.** The Property is less than fifty acres and therefore a listed species survey is not required.

- J. Sidewalks, Trails, and Bikeways.** Pursuant to the recommendations outlined in the Southeast Vision Plan and the Baymeadows Community Plan, the applicant will provide a sidewalk along Cypress Green Drive, adjacent to the Property from the Baymeadows Circle West terminus. However, this requirement shall not apply in the event that (i) the Baymeadows Improvement Special Taxing District (or similar special taxing district) encompassing the Property and adjacent developments along Cypress Green Drive is formed by January 1, 2021 and (ii) said special taxing district includes a capital improvement plan that provides for sidewalks along the entire length of Cypress Green Drive by January 1, 2024, provided that any such failure to provide for sidewalks within the capital improvements plan must be in good faith.

V. ADDITIONAL § 656.341 DATA

- A. Professional Consultants:** Planner/architect: Lane Architecture, P.A. Engineer: AVA Engineers, Inc. Developer: Stratford Management, Inc. (its successors and assigns).
- 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 Site Plan; it provides for maximum densities/intensities; it provides for site-specific setback requirements; it includes variations from the landscaping provisions consistent with the infill redevelopment proposed by the PUD; it provides for variation from the active recreation requirements; it provides for site-specific signage.
- C. Land Coverage of All Buildings and Structures/Nonresidential Floor Area:** Not to exceed fifty percent (50%) of the Property.
- D. Amount of Public and Private Rights of Way:** The internal circulation consists of private drives.
- E. Operation and Maintenance of Areas and Functions:** The Property is privately owned and will remain so.

PUD Name **Lofts at Baymeadows PUD**

Land Use Table

Total gross acreage	4.79	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Multiple family	.82	Acres	17 %
Total number of dwelling units	103	D.U.	
Commercial	0	Acres	0 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space	0.45	Acres	9 %
Passive open space	1.30	Acres	27 %
Public and private right-of-way	2.22	Acres	47 %
Maximum coverage of buildings and structures	35,880	Sq. Ft.	17 %

* 167 Parking Spaces