

**PUD WRITTEN DESCRIPTION  
PARC AT JACKSONVILLE PUD**

**February 22, 2019**

**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 16.95 acres of property from PUD 2008-361-E, IBP and RMD-A to PUD to facilitate development of property located at 4937, 0, 4915 and 4851 Collins Road as more particularly described in Exhibit 1 (the "Property") into a multifamily project.

The majority of the property is undeveloped and was rezoned to PUD in 2006 (Ordinance 2006-281) to allow for development of the property as one hundred ninety-two (192) town home or condominium units. The PUD was modified in 2007 (MM-2007-09) to include apartments as a permitted use and to increase the maximum allowable height of buildings from thirty-five (35) feet to thirty-nine (39) feet. The PUD was last modified in 2008 to increase the allowable density from one hundred ninety-two (192) units to two hundred forty (240) units in a total of eight (8) buildings with supporting recreational amenities.

The current PUD is filed to incorporate additional property fronting Collins Road into the proposed development resulting in a multifamily project with up to three hundred thirty-nine (339) units (twenty (20) units per acre as permitted by the RPI and MDR land use categories) spread over multiple three-story buildings with associated parking including parking garages and recreational amenities including a pool and clubhouse (the "Project") as conceptually depicted on the Site Plan filed herewith.

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/LI	IBP/IL	Vacant
East	LI	IBP/IL	Vacant, Christmas tree farm
South	LI/MDR	PUD/RMD-C	Collins Road, Office, Warehouse, Single-family homes
West	MDR	RMD-A/RMD-MH	Single-family homes, Mobile homes

The Project provides for a transitional multifamily use between the more intense industrial use and zoning designations to the north and east from the less intense residential use and zoning designations to the south and west.

- B. Project name: Parc at Jacksonville.  
C. Project engineer: England-Thims & Miller, Inc.  
D. Project developer: Waypoint Development.

- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: RPI, LI, and MDR.
- G. Current zoning district: PUD 2008-361-E, IBP, and RMD-A.
- H. Requested land use designation: RPI and MDR.
- I. Requested zoning district: Planned Unit Development.
- J. Real estate numbers: 099143-0100, 099142-0000, 099148-0000, 099146-0000.

**II. QUANTITATIVE DATA**

- A. Total acreage: 16.95 acres.
- B. Total number of dwelling units: Up to 339 dwelling units.
- C. Total amount of recreation area/open space: 1.38 acres.
- D. Total amount of passive open space: 6.83 acres.
- E. Total amount of land coverage of all buildings and structures: 2.79 acres.

**III. STATEMENTS**

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

The proposed PUD (i) establishes a 1.75 spaces/unit parking ratio for the entire project rather than a count based upon the number of bedrooms and guest spaces; (ii) adopts the twenty (20) foot building restriction line from the existing PUD and clarifies that accessory uses such as parking garages and dumpsters are permitted within the required twenty (20) foot setback; (iii) incorporates conditions from the prior PUD Ordinance 2006-281 (regarding trash compactor location) and modifies MM-07-09 (regarding building height) to establish a fifty (50) foot maximum height of structures.

- 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.

The continued operation and maintenance of the 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. Multifamily residential including condominiums and apartments.

2. Amenities and recreation facilities including, but not limited to, welcome center, maintenance building, sales office, playground, pool, pond, walking paths, and similar uses.
3. 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.
4. Temporary sales, leasing, and construction offices and trailers.

**B. Permitted accessory uses and structures:**

1. As permitted pursuant to Section 656.403; provided, however, that (i) the yard and setback restrictions do not apply to such uses and structures, and (ii) structures will not be permitted in the required ten (10) foot landscape buffer.
2. Coin-operated laundromats and other vending machine facilities are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of such establishments visible from off-site.

**C. Restrictions on uses:** The location of any trash compactor is subject to the review and approval of the Planning and Development Department at the time of verification of substantial compliance of the PUD.

**V. DESIGN GUIDELINES**

**A. Lot requirements:**

1. Minimum lot area: None.
2. Minimum lot width: None.
3. Minimum lot coverage: Fifty (50) percent.
4. Minimum front building setback: Twenty (20) feet.
5. Minimum side building setback: Twenty (20) feet.
6. Minimum rear building setback: Twenty (20) feet.
7. Maximum height of structures: Fifty (50) feet.
8. Encroachments by accessory uses including but not limited to signage, dumpsters, parking spaces and parking garages, utility structures, fences, street/park furniture, sidewalks and other similar improvements shall be permitted within the minimum building setbacks.

**B. Ingress, egress and circulation:**

1. **Parking and loading requirements:** The Project shall provide for a minimum of (i) 1.75 parking spaces per residential unit; (ii) bicycle parking as required by Part 6 of the Zoning Code; and (iii) two (2) loading zones. There shall be no limit on the maximum number of parking or loading spaces provided in the Project.
2. **Vehicular access:** Vehicular access to the Property shall be by way of Collins Road via access gates 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 throughout the Project to provide for internal pedestrian circulation and externally as required by the 2030 Comprehensive Plan.

**C. Signs:**

1. A total of one (1) double-faced or two (2) single-faced externally-illuminated monument sign(s), not to exceed twenty-four (24) square feet in area per sign face and eight (8) feet in height may be placed at the entrance to the Project.
2. Under canopy signs not exceeding a maximum of eight (8) square feet in area are permitted.
3. Directional signs shall not exceed four (4) square feet.
4. Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are permitted.

**D. Landscaping:** Landscaping shall be in compliance with Part 12 of the Zoning Code.

**E. 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. Directional lighting fixtures including wall pack lights designed to cast illumination downward and within the site shall be used rather than broad area illumination.

**F. Recreation and open space:** Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan.

**G. 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.

**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**

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.

**Land Use Table**

**Parc at Jacksonville PUD**

**Land Use Table**

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Total gross acreage	<u>16.95</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>8.74</u> Acres	<u>52</u> %
Total number of dwelling units	_____ D.U.	
Commercial	_____ Acres	_____ %
Industrial	_____ Acres	_____ %
Other land use	_____ Acres	_____ %
Active recreation and/or open space	<u>1.38</u> Acres	<u>8</u> %
Passive open space	<u>6.83</u> Acres	<u>40</u> %
Public and private right-of-way	_____ Acres	_____ %

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.