

AVANTA ORANGE PARK PUD

Written Description

June 2, 2021

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 27-04-25-008011-000-00
- B. Current Land Use Designation: Commercial
- C. Proposed Land Use Designation: Urban Core (10)
- D. Current Zoning District: BB
- E. Proposed Zoning District: PUD
- F. The Property satisfies the locational criteria points of Sec. 20.3-10(d)

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

Avanta SFR Holdings LLC (the “Applicant”) proposes to rezone approximately 26.4 acres of property located on Blanding Boulevard adjacent to Venture Lane between Tanglewood Boulevard and Knight Box Road which is more particularly described by the legal description attached to this application as **Exhibit “A”** (the “Property”). The Property is currently zoned BB and is essentially vacant land. The Property is bounded on the northeast by land zoned BB, on the east by land zoned RB, on the south by land zoned PUD and on the west by lands zoned RMHP and BB. Land across Blanding Boulevard is zoned BB-2.

As described below, this Planned Unit Development (this “PUD”) zoning district is being sought to provide for the development of the Property with a gated, rental community consisting of patio home, duplex and townhome-style buildings, with a common scheme of development, as shown on the PUD Conceptual Site Plan dated May 23, 2022 attached hereto as **Exhibit “B”** (the “Site Plan”). In other words, although the buildings within the proposed development will look like typical patio homes, duplexes and townhomes, the community will be owned by a single owner/landlord who manages and maintains the entire community as a rental community and managed similarly to a typical apartment community.

This PUD allows for a maximum of 190 units with a maximum height of three stories and 45 feet. As such this PUD will provide for an ideal transition in uses between single family residential to the east, the mobile home development to the west and the more intense commercial uses on the northeast and north sides of the Property. The PUD shall be developed in accordance with this PUD Written Description and the Site Plan subject to the finalization of the actual number of units within the PUD up to the maximum stated above.

- III. DESCRIPTION OF DEVELOPMENT** The development of the Property will be consistent with and in accordance with the terms of Multifamily Residential District 4 (RD-4) with points and central water and sewer under Section 3-19 of the Zoning Code and a land use designation of Urban Core (10) with the following changes, additions and exceptions:

A. PUD CONCEPTUAL SITE PLAN

The Site Plan shows the proposed PUD layout, including the access point, schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, stormwater management facilities and other development features and infrastructure may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Development Review Committee.

B. PERMITTED USES

1. Permitted Uses and Structures will include those listed under Section 3-19 of the Zoning Code and the following uses:
 - a. Patio Homes, Duplexes and Townhomes.
 - b. Leasing/sales/management offices, models, and similar uses.
 - c. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.
 - d. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.
 - e. Uses which are adjacent to a lake/wetland may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake/wetland. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake/wetland.
 - f. Mail center.
 - g. Carwash (self) area for residents.
 - h. Live-work uses, subject to the provisions of the Zoning Code.
 - i. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.
 - j. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.

- k. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in the Zoning Code.

2, Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures.

a. Minimum Lot width, lot coverage, setbacks and maximum height of structures:

i. *Minimum lot width* – N/A

ii. *Minimum lot area* – None

iii. *Maximum lot coverage by all buildings* – 50%

iv. *Minimum yard requirements* – None

v. *Minimum Setback from Property Boundary:*

(1) North along Blanding Boulevard– 25 feet to include a earthen berm with landscaping

(2) North adjacent to commercial-10 feet

(3) East along Tanglewood subdivision– 25 feet including 10 feet of landscaped area, a minimum six (6) foot high opaque barrier (fence or vegetation) and tree planting thirty (30) foot on center.

(4) East along Venture Lane- 10 feet

(5) West – 15 feet

(6) South – 15 feet

vi. *Maximum height of structure* – 45 feet and three stories.

b. Alley Access. Alleys will be permitted to be constructed for designated Townhome units. Alleys shall have a minimum of an eighteen (18) foot right of way if two-way and a ten (10) foot right-of-way if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, guests and deliveries. All alleys shall be designed and constructed to afford adequate space for turn arounds and backing from the units.

c. Patios/porches. Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit and may be located within any required yard or the Minimum Setback from the Property Boundary, but

shall not be located within five (5) feet of any right-of-way.

- d. Number of units in building. Up to twelve (12) units shall be permitted in any single townhome building. For purposes of clarification, there is no required minimum distance between townhome buildings.

C. RECREATION

Recreation space totaling not less than ten percent (10%) of the net acreage for development shall be provided and is shown on the site plan. The recreation space includes the amenities center, the trails along portions of the lake/wetland, the dog park, the linear park running from the dog park to the lake/wetland and any pocket parks.

D. ACCESS

Access will be provided as shown on the Site Plan via Venture Lane so there will be no direct access onto Blanding Boulevard. The location and design of the access points on Venture Lane and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connection, and internal roads shall be subject to the review and approval of Development Review Committee.

E. LANDSCAPING/BUFFERS

Except as set forth above, the development will comply with the Tree Planting and Landscaping Standards under Article VI of the Zoning Code. All buffers shall be the width of the setbacks from the boundary lines of the Property as set forth above.

F. CONSTRUCTION OFFICES/MODEL HOMES/REAL ESTATE RENTALS.

On-site, temporary construction offices/trailers/model units/rental offices will be permitted on the Property until that lot, "unit," or "phase" is built out. Real estate rental activities are permitted within model units. Associated parking for rental activities is permitted adjacent to model units.

G. PARKING

Off street parking will be provided in accordance the requirements of Section 3.19 of the Zoning Code for based on the type of units developed on the Property.

H. SIGNAGE

Signage will be provided in accordance with the Sign Regulations of Clay County, Florida under Article VII of the Zoning Code for property within the RD-4 zoning district.

IV. JUSTIFICATION FOR THE PUD REZONING.

As described above, this PUD is being requested to permit the development of a unique rental community, under unified ownership, with a common scheme of development that includes patio homes, duplexes and townhomes. The PUD allows for certain deviations from the Zoning Code for RD-4 based on the fact that the intended development is for a rental community, and the Zoning Code requirements for multi-family development are designed primarily for either typical apartment complexes or duplexes and townhomes being separately owned in fee simple. The PUD design allows for the unique development scheme while ensuring consistency and compatibility with the surrounding zoning and existing uses.

V. Names of Development Team

Developer: Avanta SFR Holding LLC

Development Consultant: Coastland Group LLC

Planner/Engineer: Kimley Horn.

Architects: N/A

EXHIBIT A-LEGAL DESCRIPTION

Property situate, lying and being in Clay County, Florida, more particularly described in the following instruments:

- (i) Warranty Deed recorded in Official Records Book 949, page 437,
- (ii) Warranty Deed recorded in Official Records Book 728, page 421,
- (iii) Personal Representative's Deed recorded in Official Records Book 650, page 444, and
- (iv) Corporate Warranty Deed recorded in Official Records Book 908, page 75, all of the public records of Clay County, Florida;

LESS AND EXCEPT the property more particularly described in the following instruments:

- (i) the property as described in Exhibit A on pages 449 and 450 of Deed recorded in Official Records Book 1147 at page 447,
- (ii) Quit Claim Deed and Release of Easements recorded in Official Records Book 1576, page 2069, and
- (iii) Quit Claim Deed and Release of Easements recorded in Official Records Book 1580, page 840, all of the public records of Clay County, Florida,

TOGETHER WITH all easements appurtenant thereto, and subject to and together with instrument entitled "Declaration of Covenants, Conditions, Easements, and Restrictions between Jordan Ansbacher and Sam Newey and Blanding Venture, Ltd." recorded in Official Records Book 1147, page 451 of the public records of Clay County, Florida.

THE ABOVE PROPERTY BEING ALSO DESCRIBED AS FOLLOWS:

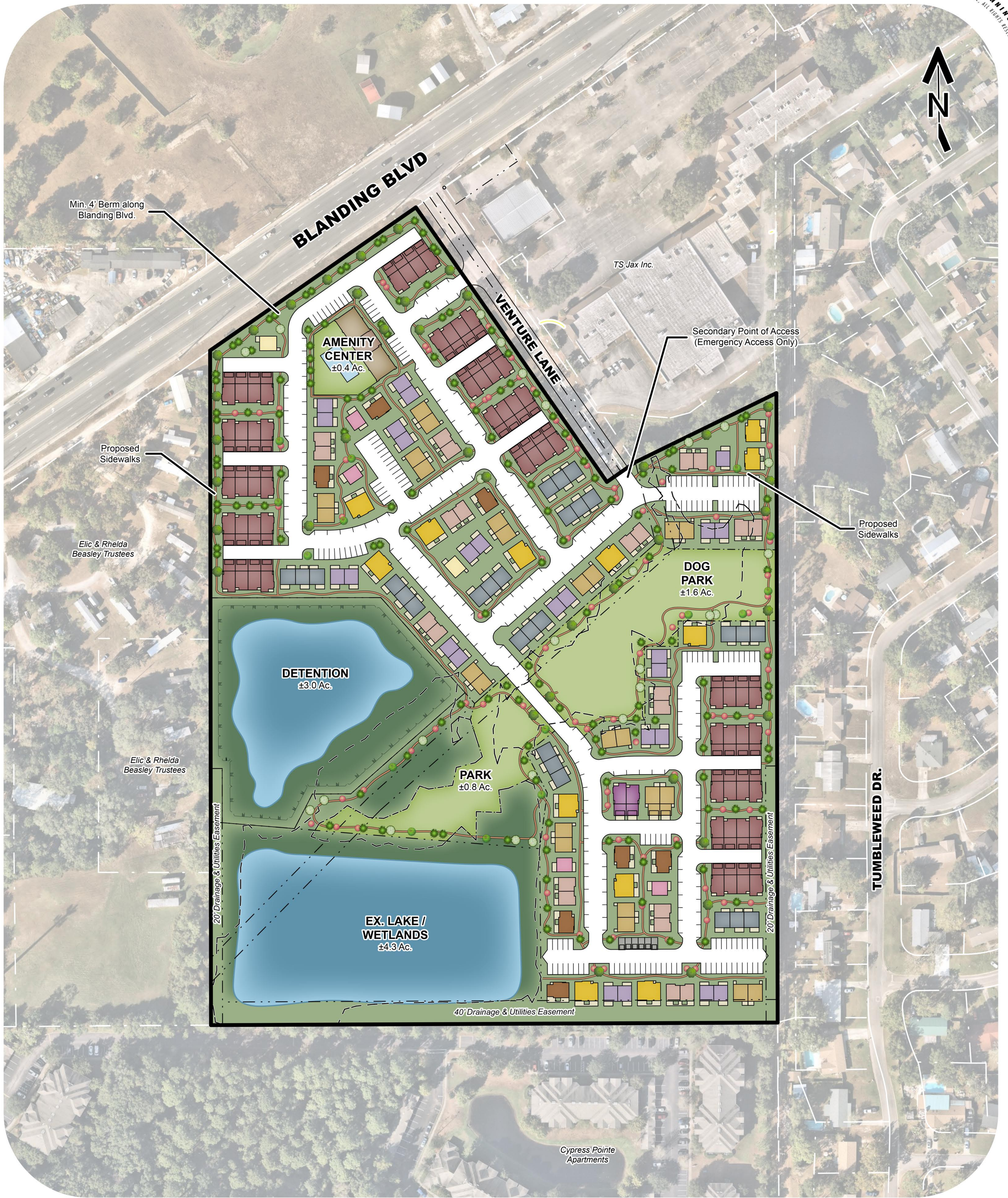
A portion of Government Lots 1 and 2, Section 27, Township 4 South, Range 25 East, being more particularly described as follows:

Begin at the southeast corner of said Government Lot 2; thence on the south line thereof run South 89° 44' 20" West, 982.6 feet; thence North 0° 4' 30" West, 1,169.89 feet to the southeasterly right-of-way of Blanding Boulevard (State Road No. 21); thence North 55° 10' 30" East and along said southeasterly right-of-way line, 1,194.25 feet; thence South 0° 07' 00" East and on the east line of said Section 27, a distance of 1,847.40 feet to the point of beginning.

LESS AND EXCEPT the property more particularly described in the following instruments:

- (i) the property as described in Exhibit A on pages 449 and 450 of Deed recorded in Official Records Book 1147 at page 447,
- (ii) Quit Claim Deed and Release of Easements recorded in Official Records Book 1576, page 2069, and
- (iii) Quit Claim Deed and Release of Easements recorded in Official Records Book 1580, page 840, all of the public records of Clay County, Florida,

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LOT SUMMARY

PLAN 1	22 UNITS	12%
PLAN 2	7 UNITS	4%
PLAN 4	12 UNITS	7%
PLAN 13 - DUPLEX	24 UNITS	14%
PLAN 13 - SINGLE	5 UNITS	2%
PLAN 15 - DUPLEX	24 UNITS	13%
PLAN 15 - SINGLE	2 UNITS	1%
PLAN 6/9 ALT	2 UNITS	1%
PLAN 9/6/6/9	60 UNITS	32%
PLAN 14/13/14	27 UNITS	14%

TOTAL 185 UNITS

- ± 284 SURFACE PARKING SPACES
- ± 136 GARAGE PARKING SPACES
- ± 2.8 ACRES - AMENITY / REC
- ± 3.0 ACRES - DETENTION / POND
- ± 5.1 ACRES - STREETS AND DRIVES
- ± 4.3 ACRES - WETLANDS

a conceptual site plan for

ORANGE PARK

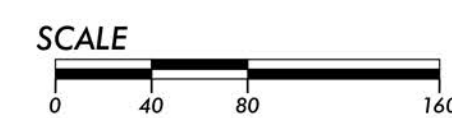
± 26.4 ACRES OF LAND

prepared for

AVANTA DEVELOPMENT GROUP



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MTA-1-745
JULY 25, 2022

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