



## TM Multi-Family PUD Overlay – Statement of Development Characteristics

### Context

The project site includes two parcels totaling +/- 24.94 acres directly to the west of the intersection of SR 44 and Waycross Avenue. Parcel 1445094, the larger of the two parcels, is located to the north, and Parcel 1445370, the smaller parcel, is located to the south and abuts an L-shaped pond for Lowes Home Improvement. The entire site is upland and has historically consisted of a citrus grove. No plant species listed as threatened or endangered by state or federal agencies were identified on the subject site during an assessment conducted by the project biologist. The site is within the Wekiva Study Area but does not have applicable vegetative species.



Although the scale resembles a single-family detached and attached villa-type design, the proposed community is multi-family and will be owned and managed by a single entity that will ensure high-quality and professional maintenance of public and private spaces. Amenities will include a pool/clubhouse, gardens, and informal and formal open spaces like a dog park. Each home is single-story and consists of a private yard. The project will connect to City water and sewer and the irrigation supply will be provided by an onsite well. Water conservation concepts include the use of native Florida-Friendly plantings that require less irrigation and pervious paving (where feasible) in parks and similar spaces. The primary access will be off SR 44 with secondary access located off Waycross Avenue and entrances are planned to be gated. Two ponds frame the project in the north and south.

The proposed PUD demonstrates consistency with the Mixed Commercial/Residential District (MCR) Future Land Use Designation and Suburban Neighborhood Design District Designation. The maximum density will be 9.22 dwelling units to the acre or 230 multi-family units, which is significantly less than the maximum 12 units to acre allowable in the MCR District. The Plan minimizes the number of access points and does not provide for cut-through traffic into existing established neighborhoods. A substantial design emphasis is placed on private community spaces that foster interaction and vibrancy.

Given the scale and massing of the attached and detached one-story unit homes, the development fits well with adjacent development. Pond sites are strategically located in the north and south to frame the community. As shown in the PUD Master Plan, a six-foot-tall pre-cast type wall or decorative fence will be located within a 15-foot landscape buffer with enhanced plantings along Orange Branch Road (easement), Waycross Avenue, and SR 44. A six-foot-tall pre-cast type wall will be located within a 15-foot landscape buffer with enhanced plantings along E. Moonlight Lane (the 44 Gables neighborhood). The Master Plan also provides graphics depicting buffer details.

The PUD is consistent with Goal FLU 1 (Development Framework) and Objective FLU 1.1 (Development Framework Implementation), as the project protects residential neighborhoods and discourages urban sprawl. The property has frontage on two public streets and infrastructure is readily available. Consistent with Policy FLU 1.1.1 (Planning Principles), the project will expand the range of housing opportunities and choices in a format that is compact and pedestrian scale.

**Lot Typology**

Allowable lot typologies in the Suburban Neighborhood Design District in Section 109 of the City's Code do not currently envision the type of multi-family that is proposed, which is a single-story attached and detached villa style units on one large lot. This Planned Development promotes a cohesive, integrated, and walkable community that is consistent with the Future Land Use Plan and compatible with surrounding development. Accordingly, the PUD proposes the following design standards as noted in the table below:

<b>PUD</b>	<b>Proposed</b>
Maximum Density	9.22 dwelling units/acre
Maximum Total Units	230
Minimum Living Area	600 square feet (under air/heat)
Detached Garages	.35 garage spaces per unit Up to 5 individual garages can be attached. The minimum area for each garage is 214 square feet.
Minimum Building Separation	10-Feet
Maximum Height	One Story
Lot Width	N/A
Lot Depth	N/A
Lot Size	N/A

Open Space	27% Minimum
Minimum Park Space	2.53 Acres
Building Setbacks Provided	
SR 44	25-Feet
Waycross Ave	25-Feet
Eastern Boundary	25-Feet
Southern Boundary	75-Feet
Frontages	
Common Lawn	See PUD Master Plan
Private Yard	See PUD Master Plan
Landscape Buffers	See PUD Master Plan

### Design

Architectural elements are pedestrian in scale and the following elevation and design examples are provided for context and illustrative purposes. Final architectural elevations are subject to City approval during the building permit review process.

### Representative Elevation – Craftsman – One Bedroom Attached Homes



# Representative Elevation – Craftsman – Two Bedroom Detached Home



**FRONT ELEVATION**  
CRAFTSMAN 1/4" = 1'-0"



**FRONT ELEVATION**  
CRAFTSMAN 1/4" = 1'-0"

# TM Multi-Family PUD Overlay – Illustrative Site Plan

