

Exhibit “D”

Tallow Ridge PUD

Written Description

Date: January 5, 2016

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Designation: RR
- B. Current Zoning District: PUD
- C. Requested Zoning District: PUD
- D. RE #: 106381 1200
- E. City Development Number: _____
- F. Project Architect/Planner: N/A
- G. Project Engineer:
AVA Engineers, Inc. Henry Vorpe, PE
8850 Goodby’s Executive Drive
Jacksonville, FL 32217
- H. Project Developer:
H. Smith, Inc.
3741 San Jose Place, Suite 7
Jacksonville, FL 32257

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 55.56± acres of property from Planned Unit Development (PUD) to Planned Unit Development (PUD). A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Revised Site Plan”). The proposed PUD rezoning permits the Property to be developed as an upscale residential community consisting of up to one hundred eleven (111) single family detached homes.

The proposed PUD differs from the usual application of the Zoning Code for Rural Residential by reducing the minimum width from 100 feet to 60 feet, reducing the minimum area from 43,560 square feet to 6,600 square feet, increasing the maximum lot coverage from 25 percent to 50 percent, reducing the front setback from 25 feet to 15 feet (20 feet for the face of the garage) and reducing the side setback from 10 feet to 5 feet. The Property already has an existing PUD that previously accomplished most of these variations. The proposed PUD differs

from the previous PUD by increasing the number of lots from 103 to 111, eliminating the required mix of 60 foot wide lots and 70 foot wide lots, allowing for the front of the house to extend 5 feet into the front setback, except for the garage face, increasing the maximum lot coverage from 45 percent to 50 percent and eliminating the natural undisturbed buffer adjacent to complimentary existing single family uses. A redline comparison to the existing PUD has also been included.

The subject property (the “Property”) is currently owned by Grover Road Partners, LLC and is more particularly described in the legal description attached as Exhibit “1.” The Property is located between Starratt Road to the north and Cedar Point Road to the south, as shown on Exhibit “K”. The land use designation of the Property is RR in the Future Land Use Map in the City's Comprehensive Plan and is undeveloped. The gross density of 1.998 per acre is consistent with the two (2) units per acre currently permitted under the Comprehensive Plan

The property is currently vacant and is a mix of cleared uplands and pine trees with some hardwoods on the majority of the eastern part of the property, and forested wetlands on the western portion of the property. The Property’s elevation slopes from the east to the west towards the wetland on the western portion.

The proposed residential product will consist of one and two story fee simple homes on a mixture of lots with integrated minimum two car garages. The proposed development of the Property will be both aesthetically and environmentally appealing. A recreational area, including but not limited to, a pavilion (i.e., covered structure on a concrete pad), picnic tables and benches and a tot lot will be provided for the residents.

The project will be developed in two (2) phases. The first phase of construction will commence in the early part of 2016, and will consist of roughly half the lots. The second phase will commence in mid to late 2017, and will consist of the remaining lots.

Wetlands are present along the western portion of the Property which make the clustering of the lots to the eastern side of the Property and the mixture of lot size appropriate as shown on the Revised Site Plan. A combination of 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. Description of Uses.

1. One hundred eleven (111) one and two story single family units with enclosed minimum two car garage;
2. Supporting amenities/recreation facilities including, but not limited to, tot lot, park, pavilion (i.e., covered structure on a concrete pad) 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 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 setback and yard requirements.** The building setbacks for all uses and structures are as follows:

- a. Front:
 - (1) From face of garage – twenty (20) feet.
 - (2) From building face – fifteen (15) feet.
- b. Side – Five (5) feet.
- c. Rear – Ten (10) feet.

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

2. **Minimum Lot Requirements.** Sixty (60) feet wide by one hundred and ten (110) feet deep. However, cul-de-sacs, curve and corner lots will require a minimum of twenty-five (25) feet of frontage. So long as a cul-de-sac, curve or corner lot is sixty (60) feet in width at some point, the structure can be built anywhere on the lot so long as required setbacks and required building restriction lines are met.

3. **Maximum Height of Structures.** Thirty-five (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 parcel coverage by all buildings.** Fifty (50) percent.

D. Common Area Landscape Maintenance. The Applicant shall ensure the proper maintenance of all common areas, lawns, and landscaping to be funded by mandatory homeowners association dues.

E. **Access.** Access to the site will be from Grover Road. As indicated on the Revised Site Plan, the Property will have one primary access point. The design of the access points and internal roads as shown on the Revised Site Plan may vary prior to development; provided, however, that the final design of both shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer. Upon completion, the internal road will be dedicated to the City.

F. **Pedestrian Circulation.** The site will be developed with an internal sidewalk system. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department. External sidewalks will be provided consistent with the Comprehensive Plan.

G. **Recreational/Open Space.** Unless otherwise approved by the Planning and Development Department, recreational open space (including active recreational facilities such as playgrounds with play equipment, amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, walking/activity trails and similar uses) shall be provided at a ratio of a minimum of one (1) acre of recreational open space per 100 residential units.

H. **Signage.** The PUD shall be permitted one double-faced or two single-faced externally-illuminated monument sign(s), not to exceed twenty-four (24) square feet in area per sign face and twelve (12) feet in height, at each of the entrances.

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, and 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. Vehicle-oriented Directional Signs shall be a maximum of four (4) square feet in area per sign face. Pedestrian-oriented Directional Signs, such as “informational sidewalk kiosks,” 1-, 2-, 3- or 4-sided (or cylindrical signs) shall be a maximum of four (4) square feet per side (or 16 square feet for a cylinder). Directional signs may be attached to lighting fixtures within the PUD.

Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are also permitted. 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.

I. **Parking and Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community. Parking within the PUD will be provided in accordance with the City's off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code. The homes will have integrated two car garages, and sufficient driveway space to park one car without protruding into the internal sidewalk.

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

J. **Landscaping/Fencing/Screening.** Buffering will be consistent with the requirements of Section 656.1222 of the Zoning Code.

K. **Architectural Design.** 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.

L. **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. The recreational area will not be lighted.

M. **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.

N. **Utilities.** Electric power, water and sewer services will be available to the site by JEA.

O. **Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers shall be allowed to be placed within the PUD.

P. **Modifications.** Amendments to this approved PUD district may be accomplished by administrative modification, administrative deviation, by minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. PUD amendments, including administrative modification, administrative deviations, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.

Q. **Conceptual Site Plan.** The configuration of the development as depicted in the Revised Site Plan is conceptual and revisions to the Revised 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.

R. **Phasing.** Upon approval of the construction plans for the infrastructure improvements within the PUD, the Applicant may seek and obtain building permits for the construction of the residential and recreational buildings within the PUD prior to the recordation of the plat(s) for the subdivision.

IV. PUD REVIEW CRITERIA

A. **Consistency with Comprehensive Plan.** The Property is currently within the RR land use category, which permits residential development at a density of up to 2 units per acre. At 55.56± acres, the proposed density of 1.998 (111 d.u. / 55.56± acres) is consistent with the RR land use category. The proposed development is consistent with the following policies of the 2030 Comprehensive Plan: 1.1.1, 1.1.8, 1.1.9, 1.1.12, 1.1.17, 1.4.5, 3.1.5, 3.1.6 and 3.1.7.

B. **Roadways / Consistency with the Concurrence Management System.** The development of the Property will comply with the requirements of the Concurrence Management System. An application for concurrence will be submitted concurrently to the Concurrence Management System Office.

C. **Allocation of Residential Land Use.** This proposed development will not exceed the projected holding capacity reflected in Table L20 of the Future Land Use Element of the 2030 Comprehensive Plan.

D. **Internal Compatibility/Vehicular Access.** The Revised Site Plan attached as Exhibit "E" addresses access and circulation within the site. The Property will have one primary access point from Grover Road. The location and final design of the access point are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. The completed internal road will be dedicated to the City.

E. **External Compatibility/Intensity of Development.** The proposed development is consistent with and comparable to permitted development in the area. The Property is bounded to the north and south by individual lots with single family homes within the RR/RR land use and zoning category. To the east is single family and vacant land made up of several large parcels also within the RR/RR designations. To the immediate west is property owned by the City of Jacksonville and developed as a William F Sheffield Regional Park. To the farther west, and adjacent to the regional park, is New Berlin Elementary School. To the northwest and southwest, there are several single family neighborhoods located in PUD zoning districts, such as Victoria Lakes, Eagles Hammock, Northwoods, Chandler Crossing, Rouen Cove, Autumn Point, Sheffield Oaks and Hickory Hill. To the south of the property at the intersection of New Berlin Road and Grover Road is Cedar Glen and Cedarbrook, single family neighborhoods located in the PUD zoning District. The proposed use is compatible in both intensity and density with these surrounding uses and zoning districts.

F. **Recreation/Open Space.** The PUD provides ample open spaces and recreational opportunities.

G. **Impact on Wetlands.** Development that would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. **Listed Species Regulations.** A listed species survey has been included with the PUD application.

I. **Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community as described above.

J. **Sidewalks, Trails, and Bikeways.** External sidewalks will be provided as required by the Comprehensive Plan. Internal sidewalks will be provided as shown on the Revised 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.