

EXHIBIT “D”

**Planned Unit Development
Written Description
April 13, 2016
Rouen Cove Phase II PUD**

Development # 8986.001

Developer: **Curtis L. Hart**
Hart Resources LLC
8051 Tara Lane
Jacksonville, Florida 32216
904 993-5008 office

Owners: Claude N. Braddock Jr.
12289 Rouen Cove Drive
Jacksonville, Florida 32226

Engineer: Hill Boring & Associates, Inc
7950 Belfort Parkway
Suite 1600
Jacksonville, FL 32216
281-1121

Surveyor: Richard Miller & Associates, Inc.
6701 Beach Blvd. Suite 100
Jacksonville, Florida 32216

Property Address : **12289 Rouen Cove Drive**

Zoning **Current: RR**

Proposed: PUD

The subject property is currently zoned RR and has a Residential Land Use Designation of RR on the 2030 Comprehensive Plan Future Land Use Element. We have applied for a Land Use change to LDR. When granted this PUD application will be consistent with the 2030 Comprehensive Plan and the land use designation.

Land Use **Current: RR**
Proposed: LDR (Application 2015-626)

Wetlands: There is 2.42 acres of wetland on the North and West edge of this property where it abuts Rushing Branch Creek and a small area within the property boundaries to the south. If any wetlands are impacted they will be permitted according to local, state and federal requirements.

Wild Life Survey

With only 16.32 Acres a wildlife survey is not required.

DESCRIPTION OF PLAN

The subject property is approximately 16.32 acres, hereafter referred to as the "Property", and is legally described on Exhibit 1. The Property is identified as land described under Real Estate Numbers 106545-0200, 106545-0300 and 106545-0050. The owner of the Property is Claude Braddock. The Property is located at 12289 Rouen Cove Drive and has one single family dwellings.

This PUD is necessary to establish the layout of the subdivision and provide for a development scheme that is compatible with the established pattern of development in the nearby area. This property is bound on the East by a small wetland plus uplands zoned IL. The West by two single family lots along Holstein Drive. The property to the South is an Industrial Park. This development will be Phase II of Rouen Cove. All access to this property is thru Rouen Cove phase I. Across New Berlin Road from of this development is New Berlin Road Elementary School.

This is a 16.32+- acre parcel with one home site that fronts on Rouen Cove Drive, West of Black Walnut Court and East of Holstein Drive. Access will be off of Rouen Cove Drive on City maintained Streets. Rouen Cove Phase II PUD will be developed in one or two phases and contain no more than 53 lots. All lots will have a minimum of 6,100 square feet (for 60 foot wide lots) and 7,100 square feet (for 70 foot lots). There is a large City Recreation Park within a mile of this site and we will also provide recreation within the development. Existing City Water will be used. City Sewer will flow in to a pump station built in Phase I of Rouen Cove. Northeast of this property there are a variety of lot widths however numerous lots are 16 foot wide townhomes.

DIFFERENCE BETWEEN PUD AND USUAL APPLICATION

This Application for a PUD allows for a maximum lot coverage of 50% which would allow for larger homes and a maximum number of lots at 53. By rezoning to a PUD it will allow the developer to provide unique features, conditions, fencing and landscaping and lot sizes.

CHARACTER OF LAND

This 16.32 +- acres currently have one home and slopes from south to north to Rushing Branch Creek. The property has been a pasture for many years and has beautiful trees along Rushing Branch Creek and the wetlands, with a topographical fall from south to north and east to west

PERMITTED USES:

Detached, site-built single-family dwellings.

PERMITTED USES BY RIGHT:

Home Occupation meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville Zoning Code.

PERMITTED ACCESSORY USES AND STRUCTURES:

Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

RESTRICTION ON USES:

Dumpsters, propane tanks and similar appurtenances must be screened from any roadways by landscaping or opaque fencing which is aesthetically compatible with other structures located, or to be located, on the Property.

DESIGN CRITERIA:

1. *Single family Acreage:* 16.32
2. *Maximum number of lots:* 53
3. *Minimum Lot Width:* 70 feet, For Lots 36 thru 47(as depicted on Exhibit E dated 4-13-16 within cul-de-sacs # 1 & 2) and 60 feet for all remaining lots
4. *Minimum Lot Area:* 6,100 square feet for 60 foot lots, 7,100 square feet for 70 foot lots.
5. *Maximum Lot Coverage:* 50% by all buildings and structures.
6. *Minimum Set Backs:* Front Yard: 20 feet for the garage, 15 feet for the home.
Side Yard 5 feet,
Rear Yard 10 feet
7. *Maximum Building height:* 35 feet

Air conditioning or other equipment designed to serve the main structure may be located in the required rear or side yard. Where lots are located on roadway curves or cul-de-sacs the Building Restriction Line (BRL) will be 15 feet notwithstanding the lot width at the BRL. On any corner lot notwithstanding the code the side yard setback shall be 5 feet.

ADDITIONAL DESIGN CRITERIA

1. FENCING

- a. Homeowners will be allowed to construct a 6-ft high fence in there rear & side yards. For Homes with a secondary front yard, homeowners will be allowed to constructed a 6-ft high fence no closer than 10 feet from the second front yard property line.
- b. **As noted on the site plan (Exhibit E)** an 8-ft high vinyl fence will be installed along the southern and part of the western property line (as depicted on **Exhibit E dated 4-13-16**). The fence will start at the southeast corner of the property and continuing west until it turns north at the southwest corner of the property and will terminate at the southern terminus of the depicted wetlands. This 8 foot fence shall be constructed prior to issuance of the first building permit for a habitable structure.

2. PARKING REOUIREMENTS

On each lot, a driveway will be provided large enough to accommodate two automobiles.

3. VEHICULAR ACCESS

Vehicular access to the property will be provided from a public street, Rouen Cove Drive as noted on the site plan. The site plan attached as **Exhibit E**, and made a part of this application clearly shows the access.

4. LANDSCAPE

a. The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code. Tree mitigation shall be provided in the form of planting new trees anywhere on the property, or providing protection of any unprotected trees, or payment into the City's tree mitigation fund, or any combination thereof at the discretion of the owners.

b. **As noted on the site plan dated 4-13-16**, one minimum 4 inch dbh shade tree will be planted every 25 feet as needed along the southern and part of the western property line (as depicted on **Exhibit E dated 4-13-16** and in conjunction with the fence noted within the "Design Criteria" item #1b above).

5. DRAINAGE

The drainage will be routed through the Stormwater treatment system as per St. Johns River Water Management District criteria, treated and then discharged. Stormwater retention systems will be constructed on site as needed.

6. PHASING

This project may be developed in one or two phases and will start as soon as permits are issued, should be by July 2016.

7. UTILITIES

The project will be served with public water and sewer service by JEA.

8. SIGNAGE

At developer's option, either (i) one non-illuminated double faced sign not exceeding a maximum of twenty-four (24) square feet in area, excluding border and columns, or (ii) a maximum of two single-faced signs, non-illuminated, not exceeding a maximum of twenty-four (24) square feet in area, per sign, excluding border and columns, may be erected along Rouen Cove Drive either side of the subdivision entrance road. Sign materials shall include brick, stone or stucco borders and/or columns. Front entrance signage shall be landscaped and irrigated and may have indirect lighting.

Also, there will be particular signage relative to lot and home sales i.e.: for sale signs, informative contractor signs, model home signs, etc. Real estate signs (in compliance with Section 656.1306, Zoning Code) and construction signs (in compliance with Section 656.1307, Zoning Code) also will be permitted. Temporary sign(s) of a maximum of twelve (12) feet in area and twelve (12) feet in height for model homes also shall be permitted. All maintenance of signs shall be the responsibility of Developer and/or owners association.

9. SIDEWALKS

Sidewalks will be provided as per the requirements of the City of Jacksonville Comprehensive Plan.

10. RECREATION AND OPEN SPACES

There is a large City Recreation Park within a mile of this site we will be providing recreation within the development also.

11. LEGEND

A. Total Gross Acres	16.32+- Acres
B. Total Number of Units Single Family:	53
C. Amount of Land Use as LDR	9.12 Acres
D. Total Passive Open Space (Ponds, Wetlands & Uplands)	4.30 Acres
E. Amount of Public R/W	2.90 Acres.
F. Maximum Lot Coverage	50%

12. CIRCULATION AND ROADWAY DESIGN

Prior to verification of substantial compliance pursuant to Section 656.34 1(G) Zoning Code, the vehicular access and design of said access Points and interior vehicular circulation, connections, and termination of Roadways including design of pavement, right-of-way width, and general design, will be submitted to Planning Department, Transportation Planning, Public Works and Traffic Engineer. This roadway layout is a conceptual and may be adjusted for engineering, geometry and other requirements.

13. HOMEOWNER ASSOCIATION

A Homeowner Association will be in place to provide for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided or operated or maintained by the city.

14. NATURAL BUFFERS

There will be a minimum of a 20 foot natural buffer along the property line at the end of cul-de-sacs 1, 2 and 3. The buffer shall be in as natural condition as possible, but if trees of greater than or equal to 3 inches diameter breast height (dbh) are not present, appropriate shade trees shall be provided to augment the vegetative buffer. **THESE AREAS WILL BE NATURAL SET-A-SIDE AREAS (Buffers) THAT CAN NOT BE USED FOR BUILDING OR PARK USE. THEY WILL BE ALLOWED NATURAL GROWTH JUST AS THE WET LAND SET- A- SIDES FOR WILDLIFE HABITAT.**

15. DEED RESTRICTION

All lots on cul-de-sacs 1 and 2 (lots 36 thru 47) and lots abutting the retention pond (Lots 29 thru 35) shall contain **deed restrictions** in the deed of conveyance to prohibit the construction of two story habitable structures. A copy of these deed restrictions shall be provided to the Planning and Development Department and the Building Inspection Division upon application for any building permit for these lots.

SUCCESSOR IN TITLE

All successors in title to the property shall be bound to the terms and conditions of this PUD.