

EXHIBIT D
WRITTEN DESCRIPTION
Adams Lake Unit 6 PUD
April 22, 2016

I. PROJECT DESCRIPTION

The fee simple owner of the real properties identified in the attached Exhibit A, RE# 002065-0010 (the "Property"), which contains approximately 43.97.6 acres, is currently zoned PUD (Ord. 2001-186-E) with the overall property having two land uses, both LDR and MDR. The subject Property is wholly designated LDR. The subject Property is a smaller subset of the total subdivision, which permitted a maximum of 101 lots. Residential development within this approved project has all but stopped and considerable portions remain undeveloped. Further, the development as currently constructed has insufficient access onto Normandy Boulevard, the developments only entry point. The applicant for this PUD has identified a unique opportunity to promote a new residential product, revising the previously allowed parcel size and collaborating with the community to prompt immediate improvements within the subdivision to include the installation of a long overdue traffic light at Normandy Boulevard.

The Property is located within the northeast quadrant of the interchange being constructed at Cecil Commerce Center Parkway and Normandy Boulevard. The Property extends northward, forming a narrow point from the remaining acreage of the approved, partially developed subdivision. Lots immediately south of the Property are developed as 70 foot wide lots. Since the original development commenced, the market has changed significantly with the dwelling size remaining fairly constant but the lot size being reduced. The fastest selling lot size in North Florida is unquestionably the 50 foot wide lot, utilizing reduced side yard areas to accomplish the typical dwelling but reducing the overall yard areas. This action serves to promote a more communal atmosphere by promoting the use of public play areas and amenity centers for the residents. Further, in this specific instance the development can utilize less fill to create the buildable pads for the homes as lesser area is needed in total. While the developer desires to retain the same number of units that he would have under the previous PUD, this rezoning will solely permit the use of 50 foot wide lots for the allocated 101 parcels contemplated in this area of the overall development. Further, the reduced fill will mean a significant reduction in the number of trips that will be required to raise the site for development. The developer has met with the community to identify areas of need and will be providing a listing of self-imposed conditions, benefiting the overall development. Surrounding Land Use and Zoning includes PBF-1, developed as a school to the east and undeveloped RR zoning to the west and north. That portion of the RR immediately abutting the subject property to the west is being utilized as a borrow pit for the development and construction of Cecil Commerce Parkway and the New World Avenue interchange, lying just over 1,400 feet from this parcel.

The applicant has utilized the professional services of Mr. L. Charles Mann and Mr. Michael Herzberg, AICP in preparing this PUD request. No other professionals have yet been engaged. The Property is undeveloped and has no significant or unique characteristics, variation of elevations or natural features.

The proposed development permits an underdeveloped subdivision numerous benefits while promoting the community again for marketing purposes. Specifically, the developer would design and install, at no cost to the current residents a new traffic signal at the entry to the overall development. This signal is badly needed and the residents themselves have identified that they cannot self-fund this previously required improvement. The continued expansion and development of the Cecil Commerce Parkway, and its interchange with Normandy Boulevard make this signal even more of a priority. Similarly, the residents have identified several other areas of need including additional passive recreational areas utilizing walking trails as well as a defined trail, stabilized and leading to the abutting School Board Property. Finally, the developer will provide a onetime contribution to the Adams Lake Homeowner’s Association, in the amount of \$15,000.00, to permit recreational improvements at the existing facilities of the subdivision.

Without this PUD zoning the underlying zoning would mandate building patterns and or lot sizes that are inefficient and not marketable given the location of the Property and the lack of a signalized entryway. The PUD will afford an appropriately scaled and more marketable development that will permit the flexibility for the property to be utilized in an efficient and productive manner while breathing new interest into the existing neighborhood.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as a single family residential community consisting of not more than 101 dwellings. This development will be developed in consonance with the goals and objectives of the LDR land use category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element. Further, all future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD. Construction would be intended to commence immediately upon approval of the zoning and engineering entitlements.

II. USES AND RESTRICTIONS

The Property should be divided as depicted on the attached site plan (Exhibit E) dated February 2016 (the “Site Plan,”) which is incorporated herein by this reference.

A. Permitted Uses:

1. Single Family residential consistent with the site development standards established herein and as depicted on the Site Plan attached to this application (Exhibit “E”).

B. Accessory uses shall be as outlined in the Zoning Code and consistent Section 656.403 of the Zoning Code.

III. DEVELOPMENT STANDARDS

A. *Dimensional Standards.*

Residential Single Family

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – minimum of 5,000 square feet

Lot Width – minimum of 50 feet

Yards -

Front: 20 feet

Side: 5 feet

Rear: 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 60%
3. *Maximum height of structures:* Thirty-Five (35) feet.

B. *Ingress, Egress and Circulation.*

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan.

C. *Signs.*

1. The number, location size and height of signage to be located on the property shall be as follows:

One double faced monument sign not to exceed (12) twelve square feet in area and (8) eight feet in height may be permitted along Tyson Lake Drive.

Illumination: internal or indirect lighting, will be permitted as appropriate.

D. *Site Design and Landscaping.*

1. Part 12 of the Zoning Code.
2. Lighting associated with any use of this PUD will be of a design that does not permit trespass lighting onto adjacent properties. Furthermore, all lighting will utilize either appropriate lenses or cutoffs as required.

E. *Building Orientation*

1. *General:*

The ensuing residential development will be situated in a manner that permits an efficient use of the property while insuring a desirable parcel for a home.

F. *Parking*

1. Parking will be provided pursuant to 656.604(a)(1)

IV. 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 rezoning is a reasonable manner by which to permit the infill of a portion of an underdeveloped

residential community that will act to revitalize the existing neighborhood. This PUD is designed to protect the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. The project seeks to permit supportive uses with lesser externalities than would have occurred under the previous zoning and promotes a more marketable use that will act to increase interest in the community as well as numerous quality of life benefits. This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which are suburban based, do not convey a sense of place, and which do not act to promote

Represents an appropriate combination of possible uses, properly designed to promote a logical transition between the established uses and a sustainable and desirable development pattern on an infill location;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. Policy 1.1.12
2. Policy 2.2.4
3. Objective 3.1
4. Policy 3.1.1
5. Policy 3.1.6
6. Policy 3.1.11

V. SUCCESSORS IN TITLE

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is designated LDR pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. The uses and amounts (density/intensity) proposed in the PUD would be consistent with this designation.

- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/Mobility System.
- C. *Allocation of Residential Land Use.* The proposed PUD is intended to permit up to 101 single family dwellings. This density is consistent with the applicable land use category and will be designed in such a way as to protect such use while buffering it from the varying uses adjacent to it.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from Tyson Lake Drive. This access point will be reviewed and approved by the City of Jacksonville where it connects to the existing City of Jacksonville Right-of-Way.
- C. *External Compatibility/Intensity of Development.* The Property is the northernmost portion of the overall site, left undeveloped until now. The proposal maintains the number of units, setbacks and all architectural requirements of the original PUD. Therefore, the proposal is externally compatible and the proposed density is consistent with the original PUD.
- D. The development will be appropriately screened from adjacent properties and structures will be landscaped in accordance with the standards of the City of Jacksonville.
- F. *Recreation/Open Space.* The PUD will contribute additional lands for passive recreation as well as contribute to the overall development's active recreational amenities.
- G. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. *Listed Species Regulations.* Not Applicable.
- I. *Off-Street Parking & Loading Requirements.* These will be consistent with residential developments throughout the City.
- J. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.

- K. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements to the facility depicted on Exhibit E.

- L. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.