

Exhibit D

WRITTEN DESCRIPTION

Waterside at San Pablo PUD

RE #: 167141-0000

May 16, 2017

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 21.85 acres of property from RR-Acre to PUD. The parcel is located north of Atlantic Boulevard, west of the Intracoastal Waterway.

The subject property is currently owned by the Kernan R. Hodges Trust and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of LDR/RR-Acre. The property is currently vacant. Surrounding uses include: LDR/RLD-90 & RR-Acre the south and west (single-family); LDR/PUD to the north (single-family); and AGR-III/RR-Acre and PUD to the east (marshland).

Project Name: Waterside at San Pablo PUD

Project Architect/Planner: Dominion Engineering Group, Inc.

Project Engineer: Dominion Engineering Group, Inc.

Project Developer: Waterside at San Pablo, LLC

II. QUANTITATIVE DATA

Total Acreage: 21.85 acres

Total amount of non-residential floor area: N/A

Total amount of open space: 2.99 acres

Total amount of public/private rights of way: 3.34 acres

Total amount of land coverage of all buildings and structures: 9.83

Phase schedule of construction (include initiation dates and completion dates):

Project completion within three years

III. USES AND RESTRICTIONS

A. Permitted Uses:

Permitted uses and structures:

1. Single family dwellings.

B. Permissible Uses by Exception:

1. Home occupations meeting the performance standards and development criteria set forth in Part 4.

C. Limitations on Permitted or Permissible Uses by Exception

None

D. Permitted Accessory Uses and Structures:

See §656.403.

IV. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The PUD limits the number of units which are possible under a conventional zoning.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated, or maintained by the City.

All lands will be operated and maintained by a fee title owner.

V. DESIGN GUIDELINES AND CRITERIA

Generally, the site shall be developed in accordance with the current RLD-90 and RLD-100B standards and outline except where standard and criteria differ from the following which shall apply. The site shall be developed with a maximum of forty-two (42) single family lots.

A. Lot Requirements for Single-family:

	RLD-90		RLD-100B
(1) <i>Minimum lot area:</i>	9,900 sq. ft.	(1) <i>Minimum lot area:</i>	14,000 sq. ft.
(2) <i>Minimum lot width:</i>	90 ft.	(2) <i>Minimum lot width:</i>	100 ft.

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| (3) <i>Maximum lot coverage:</i> 45 percent | (3) <i>Maximum lot coverage:</i> 40 percent |
| (4) <i>Minimum front yard:</i> 20 feet | (4) <i>Minimum front yard:</i> 20 feet |
| (5) <i>Minimum side yard:</i> 5 feet | (5) <i>Minimum side yard:</i> 7.5 feet |
| (6) <i>Minimum rear yard:</i> 10 feet | (6) <i>Minimum rear yard:</i> 10 feet |
| (7) <i>Maximum height of structures:</i> 35 feet | (7) <i>Maximum height of structures:</i> 35 feet |

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of Pablo Point Drive. The final location of all access points is subject to the review and approval of the City’s Traffic Engineer.

(3) *Pedestrian Access.*

a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

D. Recreation and Open Space:

The PUD includes open spaces and passive recreation areas.

E. Utilities

Water will be provided by JEA.
 Sanitary sewer will be provided by JEA.
 Electric will be provided by JEA.

F. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

G. Signage

One double faced monument sign or two single faced monument signs not to exceed 24 square feet in area and 15 feet in height each. Signs may be externally illuminated.

H. Building Restriction Line on North, West & South Property Lines

There shall be a 20 foot (20') building restriction line on lots along the north, west and south borders (lots 1 – 27 on the site plan). Said building restriction line will not apply to swimming pools or swimming pool enclosures.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

VII. 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 project will be consistent with the surrounding developments and:

- a. Is more efficient than would be possible through strict application of the Zoning Code;
- b. Is compatible with surrounding land uses and RLD-90 developed parcels;
- c. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan; and
- d. Allow for development of an infill parcel surrounded by residential uses.