

Exhibit D

Revised PUD Written Description

1904 San Marco Blvd. PUD

May 15, 2017

I. PROJECT DESCRIPTION

Current Land Use Category: MDR

Current Zoning District: RMD-D

Requested Zoning District: PUD

Real Estate Number: 081206-0000

The purpose of this rezoning application is to rezone an approximately .21 acre parcel, containing a triplex, within the City of Jacksonville along San Marco Boulevard with Real Estate Identification No. 081206-0000 (the "Property") from Residential Medium Density-D ("RMD-D") to Planned Unit Development ("PUD"). The Property is more particularly described in the legal description attached as **Exhibit "1"** to the application. The applicant proposes to rezone the property to permit home occupation and office uses.

The Comprehensive Plan Future Land Use Map designation for the Property is Medium Density Residential ("MDR"). The surrounding land use designations are MDR, Residential-Professional-Institutional ("RPI") and Low Density Residential ("LDR"). The surrounding zoning designations are Commercial, Residential and Office ("CRO"), Commercial Community General-1 ("CCG-1") and Residential Low Density-60 ("RLD-60"). The surrounding uses include existing office, multifamily residential, and the retail/commercial San Marco Square.

This rezoning proposes to permit a home occupation of up to approximately nine hundred and fifty nine (959) square feet and an office use of up to approximately nine hundred and fifty nine (959) square feet. The existing structure will remain as it stands today, but the PUD will allow for these uses on the bottom floor of the triplex, with one use in each existing unit.

The desired home occupation is an art studio where an individual, whose primary residence is on the property, may use the studio for art lessons and working. The individual operating the home occupation may sell art from the premises used for the home occupation, provided that the art was created by that individual or that individual's clients/students. It shall not be a requirement that the home occupation use be an art studio.

II. SITE SPECIFICS

The site is currently developed with a triplex, which is used for residential purposes. Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	LDR	RLD-60	Single Family Residential
East	RPI, CGC	CRO, CCG-1	Office, Retail, Commercial
North	MDR	RMD-D	Multifamily Residential
West	MDR	RMD-D	Multifamily Residential

III. USES AND RESTRICTIONS

This PUD intends to allow for a home occupation and office space on the bottom floor of the existing triplex on the Property, while maintaining residential on the second floor. This PUD shall not require that the bottom floor of the triplex be used for a home occupation and office space, but provides for these uses as alternatives to residential use.

A. Permitted Uses.

- Home Occupation;
- Office; and
- Those uses and structures permitted by right in RMD-D zoning districts.

B. Limitations on Use.

The home occupation use shall be subject to the following limitations: (i) no person shall be engaged in a home occupation use at this Property unless such person resides at the Property and the Property is their primary residence; (ii) there shall be no substantial change in the outside appearance of the Property or other visible evidence of the home occupation, except the permitted signs under Section IV(c) of this written description; (iii) there shall be no flammable or hazardous materials stored on the premises; (iv) there shall be no equipment or process used in the home occupation which creates noise, vibration, glare, fumes, odors or electrical interference off the lot; (v) no home occupation shall be conducted in an accessory building or structure which is not attached to and part of the principal structure or an open porch or carport; and (vi) any supplies stored on the premises shall be for the purpose of maintaining and operating the home occupation; (vii) art lessons shall be given to no more than three (3) clients/students at any given time; (viii) art lessons and the sale of art may only occur between the hours of 10:00 a.m. and 4:00 p.m.

In the event the home occupation is not used as an art studio at any given time, the use shall be subject to the following additional limitation: no one shall call upon the premises in connection with the home occupation for such purposes as retail or wholesale sales, services negotiations, contractual agreements, etc.; no traffic shall be generated by the home occupation.

Furthermore, the home occupation and office space shall be limited to the bottom floor of the triplex with one use in each unit. This allows for a maximum of approximately nine hundred and fifty nine (959) square feet for the home occupation and approximately nine hundred and fifty nine (959) square feet for office space.

C. Accessory Uses and Structures.

Accessory uses and structures, including those set forth in Section 656.403 of the Zoning Code, are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal building. Accessory uses shall not involve operations or structures not in keeping with character of the principal use.

IV. DESIGN GUIDELINES

A. Lot Requirements.

The lot requirements, including area, width, coverage and yard requirements, are as depicted on Exhibit "E". In the event of casualty or redevelopment, the Property may be developed to RMD-D standards.

B. Ingress, Egress and Circulation.

Vehicular ingress and egress shall be by way of San Marco Blvd., as currently exists and is shown on the Site Plan, attached as **Exhibit "E"**.

1. Parking & Loading Requirements.

Parking will be provided in the rear of the Property and on San Marco Blvd. The rear of the Property contains two (2) covered parking spaces and space for at least one (1) additional vehicle to park. There are two (2) on-street parking spaces on San Marco Blvd. in front of the Property. Pursuant to Section 656.607(d)(3) of the Code, on-street parking may be credited to the parking requirements for the Permitted Uses. This provides for a total of five (5) parking spaces.

The home occupation is limited by this written description to a maximum of three (3) clients/students at any given time. Additionally, given the size limitations and type of industry likely to maintain an office in the other unit (i.e. lawyer, accountant, etc.), the office use is unlikely to have more than one client/visitor at any given time.

Based on the foregoing, the maximum number of people likely to be on the Property at any given time with the proposed uses is seven (7). This includes four (4) people in the art studio, two (2) people in the office, and one (1) person in the upstairs unit (only 1 person would be in the upstairs unit because the other would be teaching the art lesson). Therefore, the amount of people expected to be on the property at any given time is similar to the maximum amount of people that are likely to be on the Property given the current uses (i.e. 2-3 people in the upstairs unit and 1-2 people in each downstairs unit).

While the maximum number of people likely to be on the Property is similar to the current use, the parking demand for the proposed uses will occur mostly during off-peak hours for surrounding uses. For example, lessons during the day will occur while surrounding residents are at work.

2. Pedestrian Access/Sidewalks.

Sidewalks are currently in place in the front of the property along San Marco Blvd.

C. Signage.

Signage may include up to two (2) non-illuminated wall signs not exceeding a maximum of twenty-four (24) square feet in the aggregate.

D. Landscaping.

Landscaping shall remain substantially as it currently exists on the Property or may be changed in a manner that substantially conforms to the character of the area.

E. Utilities.

Central water and wastewater services are provided by JEA.

F. Modifications.

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by this PUD or by Section 656.341 of the Zoning Code.

G. PUD/Difference from Usual Application of the Zoning Code and San Marco Zoning Overlay.

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Narrative and the Conceptual Site Plans; it deviates from the supplementary regulations for home occupations; parking requirements; and it provides for site-specific signage requirements. The PUD does not differ from the usual application of the San Marco Zoning Overlay.

H. Permissible Uses by Exception.

Uses that are permissible by exception in RMD-D zoning districts.

I. Land Use Table.

A Land Use Table is attached hereto as **Exhibit “F.”**

V. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

This proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and the Jacksonville Zoning Code. The design, layout and Permitted Uses of the PUD are:

1. compatible with surrounding land uses and will improve the characteristics of the surrounding area;
2. designed to promote and sustain the viability of existing commercial areas;
3. achieving an integrated land use fabric;
4. offering a range of employment opportunities to support the City's residential areas;
5. designed to promote the internal capture of trips; and
6. promoting culture and arts in the community.

VI. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan.

The proposed PUD is consistent with the Jacksonville 2030 Comprehensive Plan and would specifically advance the following Objectives and Policies:

Future Land Use Element:

Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

Policy 1.1.18 Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban

sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

Policy 1.1.25 The City will encourage the use of such smart growth practices as:

3. A mix of uses including office, commercial, and residential which encourage internal capture of trips;

B. Satisfaction of Secondary Use Criteria and Compliance with the Comprehensive Plan

In the MDR land use category, commercial retail sales and service establishments are permitted when the site is located at the intersection of roads classified as collector or higher on the Functional Highway Classification Map. Additionally, pursuant to Section 656.306(B) of the Zoning Code, CO and CRO are secondary zoning districts in MDR. Each of these zoning districts allows for office use.

The supplemental criteria for these secondary zoning districts also require that the site be located at the intersection of two streets classified as principal arterial, minor arterial or collector. Section 656.350(h)(2) of the Code further clarifies these provisions by providing that the maximum distance of the use from the intersection, as represented by the intersection of the centerlines of the rights-of-way, shall not exceed one block length or Six Hundred Sixty (660) feet, whichever is less. The Property is located less than one block or Six Hundred Sixty (660) feet from the intersection of Atlantic Boulevard and San Marco Boulevard, a minor arterial and collector, respectively. Therefore, the property could be properly zoned CO or CRO within the MDR land use designation at this location, which would allow for office use. For this reason, office use is consistent with the application of the MDR land use category at this site.

C. Consistency with the Concurrency Management System.

The proposed use will generate negligible impacts on the relevant concurrency facilities.

D. Internal Compatibility/Vehicular Access.

The Property is internally compatible.

E. External Compatibility / Intensity of Development.

The Property fronts San Marco Blvd. to the North with multiple-family dwellings to the West, single family residences to the South and retail and office uses to the East.

F. Impact on Wetlands.

There are no wetlands impacts on the Property.

G. Listed Species Regulations.

The Property is approximately .21 acres and as such a listed species survey is not required.

H. Off-Street Parking & Loading Requirements.

Off-street parking and loading will be provided as explained above.

I. Stormwater Retention.

Stormwater retention meets the requirements of the Jacksonville Ordinance Code (January 2017) and other applicable local and state regulations, including the SJRWMD.

J. Utilities/Lighting.

JEA provides water, sewer and electricity for the Property. On-site lighting structures will remain substantially as they currently exist.

VII. ADDITIONAL § 656.341 DATA

A. Professional Consultants.

Not applicable.

B. Differences from the Usual Application of the Zoning Code and San Marco Overlay.

See IV(G) above.

C. Land Coverage of All Buildings and Structures/Nonresidential Floor Area:

As depicted on Exhibit "E" attached hereto.

D. Amount of Public and Private Rights of Way.

Not applicable.

E. Operation and Maintenance of Areas and Functions.

The Property is privately owned and will remain so.

F. Construction Schedule.

Not applicable.