

EXHIBIT D

PUD WRITTEN DESCRIPTION Marina San Pablo PUD

March 10, 2017
Revised June 19, 2017

I. PROJECT DESCRIPTION:

A. The applicant proposes to rezone to PUD for the purpose of developing an additional 15 townhomes; for a total of 26 townhomes and reducing the number of multi-family units to 56 units (existing Phase 1 building) for a total of **82 units** in the overall PUD.

B. **Location:** South of JTB Boulevard and East of San Pablo Road

C. **Real Estate Number(s):** RE# 181772 0120

D. **Current Zoning District:** PUD (Ord. 2015-865-E) and (Ord. 2001-818-E)

E. **Requested Zoning District** Planned Unit Development (PUD)

F. **Current Land Use Category:** Medium Density Residential (MDR)

G. **Project Architect/Planner:** Connelly & Wicker, Inc.

H. **Project Engineer:** Connelly & Wicker, Inc.

I. **Project Developer:** Marina San Pablo Development LLC

II. QUANTITATIVE DATA:

Land Use Category	Land Use Amount By Acreage (AC)	Percent of Total Gross Acreage
Townhome	2.90	
Total number of units	26	19.9%
Multi-family	1.46	
Total number of units	56	10.0%
Commercial	NA	0.0%
Industrial	NA	0.0%
Community Clubhouse	0.25	1.7%
Total non-residential floor area	NA	0.0%
Active recreation and/or open space - Marina (90 Slips)	5.67	39.0%
Passive open space, wetlands, ponds	2.28	15.7%
Public and private right-of-way	2.00	13.7%
Maximum coverage of buildings and structures	60%	
TOTAL GROSS ACREAGE	14.56	100.0%

III. STATEMENTS

- A. How does the PUD differ from the usual application of the Zoning Code?** This PUD was originally approved in 2001 for **119** residential units (113 multi-family and 6 single family units). In 2015 the PUD was modified to permit the development of 11 townhomes on the area that was designated for 6 single family units. The proposed modification to the PUD will be to reduce the remaining number of permitted multi-family units from 56 units to zero (0) and increase the number of townhomes from 11 (as approved in PUD 2015-865-E) to 26 townhomes, for a **TOTAL** number of 56 multi-family units (built in Phase 1) and 26 townhomes, a total of **82** residential units on the 14.558 acre site.
- B. Describe the intent for 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:** The PUD has been in existence since 2001 and receives normal City services for utilities and normal residential functions. The proposed PUD modification will reduce the total number of residential units and ultimately the amount of services provided by the City. This reduction is a de minimus issue.

C. Justification for rezoning: See III.A above.

D. Phase Schedule of construction: Construction of the townhomes will likely begin in 2017 and will occur in one phase.

IV. USES AND RESTRICTIONS

A. Permitted Uses: Permitted uses include Townhomes; amenity/recreation center, which may include a pool, cabana/clubhouse, health/exercise facility, marina, and similar uses.

B. Permissible Uses by Exception: NA

C. Limitation on Permitted or Permissible Uses by Exception: NA

D. Permitted Accessory Uses and Structures: Accessory uses and structures are permitted as permitted in 656.403, Jacksonville Ordinance Code. Detached garages, shown north of proposed townhome units (4 – 11) will be owned and maintained by the proposed Townhome Owners Association and will zero (0) ft. setbacks from driveways.

V. TOWNHOME DESIGN GUIDENLINES

A. Lot Requirements

- | | | |
|----|-------------------------------|---|
| 1. | Minimum lot area: | 2,250 square feet |
| 2. | Minimum Lot width: | 22 feet (excluding side yard setbacks on end units) |
| 3. | Maximum lot coverage: | 80% |
| 4. | Minimum front yard: | 0 feet |
| 4. | Minimum waterfront yard: | 10 feet from bulkhead exterior |
| 5. | Minimum side yard: | 0 feet |
| 6. | Minimum rear yard: | 10 feet |
| 7. | Maximum height of structures: | 45 feet |

B. Overall Project

1. **Consistency with Comprehensive Plan:** According to the Future Land Use Map series the property is located within the Medium Density Residential (MDR) land use category. The proposed rezoning to PUD is consistent with the 2030 Comprehensive Plan.
2. **Allocation of Residential Land Use:** The proposed PUD intends to develop a number of multi-family residential units. The PUD will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.
3. **Internal Compatibility:** The site plan attached as Exhibit "E" addresses access and circulation within the site. The site plan shows the 16 proposed townhome units will be constructed to take advantage of Intracoastal Waterway view and the marina basin. Final engineering plans will be subject to review and approval of the City Traffic Engineer.
4. **External Compatibility/Intensity of Development:** The proposed development is consistent and comparable to the planned and permitted development in the area. The subject property is serviced by a private road and is somewhat secluded from surrounding development.

The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RLD-60	Butler Blvd. & Single-family
South	MDR	RLD-60	Single-family
East	MDR	RLD-60	Intracoastal Waterway
West	RPI	CRO/CO	Undeveloped

The proposed use of the Property is compatible in both intensity and density with these surrounding developments and zoning districts.

5. **Useable Open Spaces, Plazas, Recreation Areas:** The master site includes a 90-slip marina for exclusive use of residences and guests. In addition, on-site amenities/recreation areas may be provided for residences and guests to be shared with the master site.
6. **Impacts on Wetlands:** The property and marina will be developed in accordance with the permit requirements of the St. Johns River Water Management District, the Department of Environmental Protection, and the U.S. Army Corps of Engineers.
7. **Off-street Parking and Loading Requirements:** Development of the Property will comply with the City's off-street parking and loading space requirements set forth in the Jacksonville Ordinance Code.
8. **Pedestrian Circulation System:** The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the City traffic engineer and the Planning and Development Department.
9. **Signage:** (i) one double-faced illuminated monument entry sign not to exceed 24 square feet in area and 6 feet in height; or (ii) one single-faced illuminated monument sign not exceeding a maximum of 24 square feet in area and 12 feet in height.

Real estate signs (in compliance with §656.1306) and construction signs (in compliance with §656.1307) also will be permitted. Temporary sign(s) of a maximum of 12 feet in area and 12 feet in height for model homes also shall be permitted.

Wall signs and directional signs are also permitted within the PUD. Final signage plans will be submitted to the Planning Department for review and approval prior to or in conjunction with verification of compliances with the PUD.

10. **Vehicular Access:** Access to the Property is available via a private roadway, Marina San Pablo Place, which has direct access to San Pablo Road. The proposed access point is shown on the Site Plan (Exhibit E). The final location and design of all access points is subject to the review and approval of the City traffic engineer and the City Planning and Development Department.
11. **Landscape and Lighting:** Landscaping will exceed the requirements set forth in Part 12 of the Zoning Code. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation. All lights used will be arranged and controlled so as to deflect light away from any residential district. Any light or combination of lights that cast light on a residential district may not exceed 0.4 foot-candles, as measured one-foot inside the lot line of any residential district lot.
12. **Phasing:** The development of the PUD will occur in one phase.
13. **Temporary Uses:** Temporary sales and leasing office(s) and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site if necessary.
14. **Stormwater Retention:** The storm water retention/detention system shall be constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.
15. **Utilities:** Water and sewer services will be made available from JEA
16. **Restrictions on use:** No outside loudspeakers shall be allowed on the Property in connection with the residential units (or marina).
17. **Adjacent Property Access:** The private road that serves the Marina San Pablo PUD also is planned to serve the adjacent property that lies south of the private road and west of the development tract (Duval County RE#181771-0000). The PUD Site Plan shows access to RE#181771-0000 from the private road pursuant to City of Jacksonville access and driveway standards. The access point shall be located west of the Marina San Pablo gate house.
18. **Adjacent Property Drainage Easement:** A 25' wide stormwater drainage easement and infrastructure (pipe), as depicted on the PUD site plan, shall remain connecting the abutting parcel(s) to the west to an outfall point at the marina. The purpose of the subject easement is to provide a drainage outfall for stormwater runoff pursuant to City of Jacksonville and Water Management District standards.