

# OVERALL PUD MASTER PLAN

**ORIGINAL PUD - 2001-818-E (14.439 AC.)**  
APPROVED FOR: MULTI-FAMILY - 113 UNITS  
SINGLE FAMILY - 6 UNITS  
TOTAL UNITS - 119 UNITS

**REVISED PUD - 2015-865-E (4.68 ACRES)**  
SINGLE FAMILY - 6 UNITS CONVERTED TO TOWNHOMES - 11 UNITS ON FEBRUARY 9, 2016

OVERALL PUD LAND USE SUMMARY		
UNITS	ACRES	% OF SITE
<b>RESIDENTIAL</b>		
EXISTING MF UNITS	56	14.6
EXISTING TOWNHOMES	11	1.33
APPROVED TOWNHOMES	15	1.35
TOTAL	82	4.14
	82	28.4
<b>COMMUNITY CLUBHOUSE</b>	0.47	3.2
<b>MARINA</b>	5.667	38.9
<b>OPEN SPACE</b>	2.281	15.7
<b>ROADWAY</b>	2.00	13.7
<b>TOTAL</b>	82	14.558
90 SLIPS		100

**PROPOSED TOWNHOME STANDARDS**

- MINIMUM LOT AREA -- 2,250 SQ. FT.
- MINIMUM LOT WIDTH -- 22 FT.
- MAXIMUM LOT COVERAGE -- 80%
- MINIMUM FRONT YARD -- 0 FT.
- MINIMUM WATERFRONT YARD -- 10 FT. from bulkhead exterior
- MINIMUM SIDE YARD -- 0 FT.
- MINIMUM REAR YARD -- 10 FT.
- MAXIMUM BUILDING HEIGHT -- 45 FT.

# OVERALL PUD USES & SETBACKS

## LEGAL DESCRIPTION

Legal Description of Part Parcel: A portion of the Joseph Everett Grant, Section 38, Township 3 South, Range 29 East, Jackson County, Florida, being more particularly described as follows: For a portion of the... (The full legal description text is repeated in a large block, including details about the Joseph Everett Grant and various parcels.)

## LOCATION MAP

# EXHIBIT E - REVISED MASTER PLAN

## AREA OF PROPOSED RESIDENTIAL UNIT REDUCTION

- FROM 52 MF UNITS TO 15 TOWNHOME UNITS
- HEIGHT REDUCTION FROM 144 FEET TO 45 FEET

MARINA SAN PABLO  
JACKSONVILLE, FL  
PREPARED FOR  
MARINA SAN PABLO DEV, LLC

CONNELLY & WICKER INC.  
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE  
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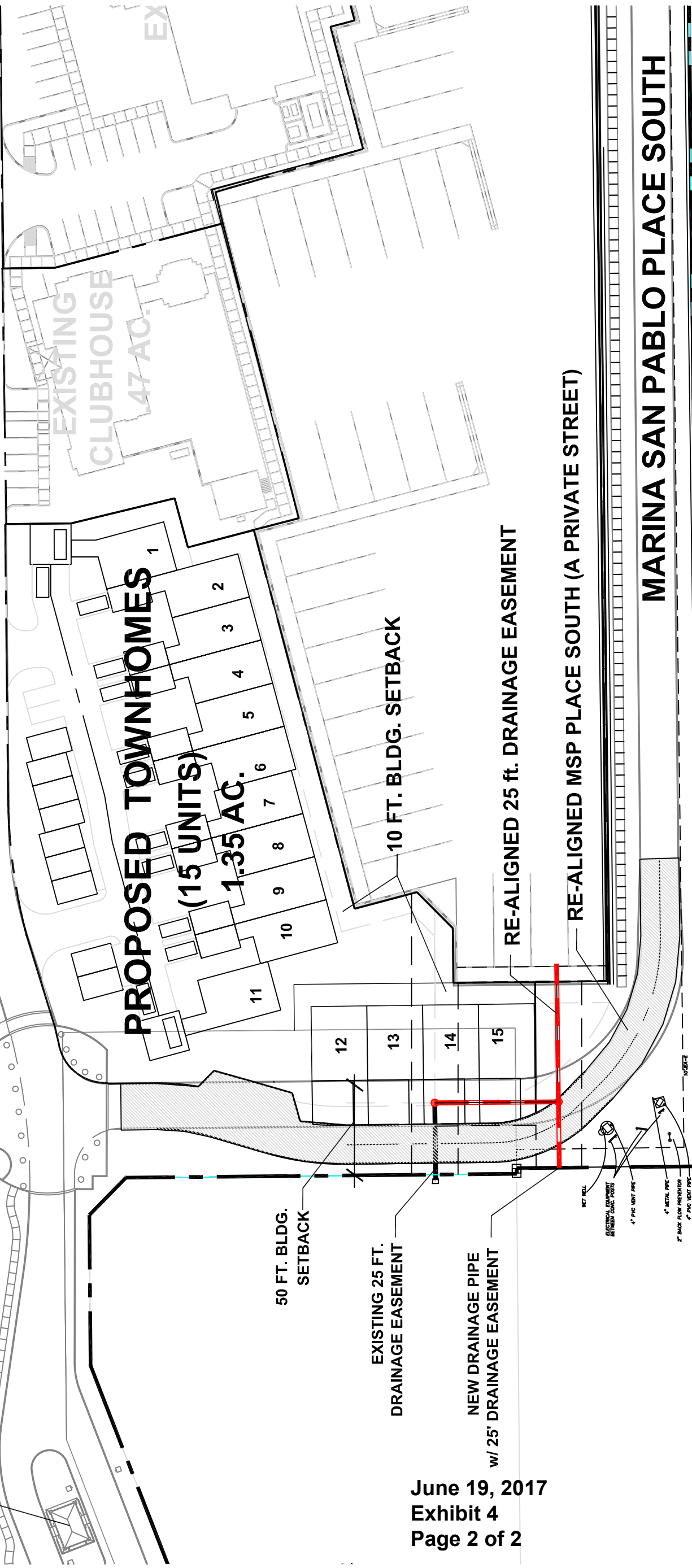
### EXHIBIT E - PLANNED UNIT DEVELOPMENT - PHASE 2 - PUD MODIFICATION

Project No.: 17-01-0006  
Designed: MCH  
Checked: MCH  
O.C.:  
Date: 10/2/16  
SCALE 1  
Sheet

J. TURNER BUTLER BOULEVARD / STATE ROAD NO. 202

EXISTING GATEHOUSE

MARINA SAN PABLO PLACE



**PROPOSED TOWNHOMES**  
(15 UNITS)  
1.35 AC.

EXISTING CLUBHOUSE  
47 AC.

50 FT. BLDG.  
SETBACK

EXISTING 25 FT.  
DRAINAGE EASEMENT

NEW DRAINAGE PIPE  
w/ 25' DRAINAGE EASEMENT

10 FT. BLDG. SETBACK

RE-ALIGNED 25 ft. DRAINAGE EASEMENT

RE-ALIGNED MSP PLACE SOUTH (A PRIVATE STREET)

MARINA SAN PABLO PLACE SOUTH

June 19, 2017  
Exhibit 4  
Page 2 of 2

**OW** Connelly & Wicker Inc.  
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CA Number: 3650 LA Number: LC26000311

PLANNED UNIT DEVELOPMENT -  
REVISED MASTER PLAN

MARINA SAN PABLO  
JACKSONVILLE, FL  
PREPARED FOR  
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Project No.:	17-01-0006
Designed:	MCH
Checked:	MCH
Date:	01/10/17
Scale:	SCALE
Sheet	2

EXHIBIT E.1 - PUD DETAIL

REVISION DATE - JUNE 19, 2017