

## **Exhibit D**

PUD Written Description

Current Land Use: AGR IV

Current Zoning Category

Name of PUD: Robert Lancaster Single Family Home

Current Date: April 11, 2017

### I. Project Description

A. This is a vacant lot on Clapboard Creek on Sheffield Road in North Jacksonville. The lot is approximately 5.3 acres. The proposed use is for a single family with no business use. The adjacent lots are all single family homes, all of which are on lots smaller than 2 acres.

B. Project Name: Lancaster

C. Project Planner: Chris Johnson, Envision Homes

D. Project Engineer: N/A

E. Project Developer: N/A

F. Current Land Use Designation: AGR

G. Current Zoning District: AGR

H. Requested Zoning District: PUD

I. Real Estate Numbers: 159941-0100, 159941-0000,  
159941-0010, 159941-0130, 159941-0140

### II. Quantitative Data

The Planned Unit Development application is submitted for a single family home of approximately 3700 square

feet at 5901 Sheffield Road. The property is located on Clapboard Creek and Sheffield road. The above listed REI's compromise approximately 7.46 acres. To the south is Clapboard Creek and to the East is vacant woodlands zoned AGR IV. To the north and west are multiple other single family homes.

This PUD application is requesting a similar zoning, applying the lot of record to REI # 159941-0100, as the surrounding homes have been approved. The current lot is vacant having been partially developed with a bulkhead extending the length of the southern water front edge, with a dock and boat lift. The proposed PUD and single family home is consistent with the surrounding homes and the changing nature of the adjacent communities to improve the communities by building quality homes while maintaining a low density rural community. The proposed PUD on the above listed REI's would allow for one single family home with no further subdivision or dwellings. The total area of land coverage would comprise approximately 3407 sq ft and would take 8 months to complete from issuance of building permits.

### III. Statements

A. How does the proposed PUD differ from the usual application of Zoning codes:

The proposed PUD would allow one dwelling on the 7.46 acres.

B. Describe the intent for the continued operation and maintenance of those areas described herein and facilities

which are not to be provided, operated, or maintained by the city:

The intent is for a single family home to be operated and maintained by the homeowner.

IV. Uses and Restrictions:

A. Permitted Uses: single family dwelling

B. Permissible Uses by Exception: N/A

C. Limitations on Permitted or Permissible Uses by Exception: N/A

D. Permitted Accessory Uses and Structures: N/A

E. Restrictions on Uses: N/A

V. Design Guidelines

A. Lot Requirements:

- a. Minimum lot area: 2.5 acres
- b. Minimum lot width: 100 ft
- c. Maximum lot coverage: 10 percent
- d. Minimum Front yard: 25 ft
- e. Minimum side yard: 10 ft
- f. Minimum rear yard: 10 ft
- g. Maximum height of structures: 35 ft.

B. Ingress, Egress, and Circulation:

1. Parking Requirements: N/A
2. Vehicular Access: N/A

C. Signs:

No signs will be required.

D. Landscaping:

Landscaping will be consistent with surrounding homes.

E. Recreation and Open Space:

This will be a single family home and will not be required.

F. Utilities:

- Water will be provided by artisan well
- Sanitary Sewer will be provided by septic tank and drain field
- Electric will be provided by JEA

VI. Development Plan Approval

VII. Justification for Planned Unit Development Classification For This Project

This proposed PUD will be a single family home that will be used in a manner that is consistent with the existing surrounding properties. It will be limited to a single dwelling for residential use, will not be further subdivided, and no further dwellings will be built. It will improve the surrounding community, both from an aesthetic and property value standpoint.

# EXHIBIT F

PUD Name Lancaster

## Land Use Table

---

Total gross acreage	<span style="border: 1px solid black; padding: 2px 10px;">7.46</span>	Acres	100 %
Amount of each different land use by acreage			
Single family	<span style="border: 1px solid black; padding: 2px 10px;">7.46</span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;">100</span> %
Total number of dwelling units	<span style="border: 1px solid black; padding: 2px 10px;">1</span>	D.U.	
Multiple family	<span style="border: 1px solid black; padding: 2px 10px;">0</span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;">0</span> %
Total number of dwelling units	<span style="border: 1px solid black; padding: 2px 10px;">0</span>	D.U.	
Commercial	<span style="border: 1px solid black; padding: 2px 10px;">0</span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;">0</span> %
Industrial	<span style="border: 1px solid black; padding: 2px 10px;">0</span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;">0</span> %
Other land use	<span style="border: 1px solid black; padding: 2px 10px;">0</span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;">0</span> %
Active recreation and/or open space	<span style="border: 1px solid black; padding: 2px 10px;">0</span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;">0</span> %
Passive open space	<span style="border: 1px solid black; padding: 2px 10px;">0</span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;">0</span> %
Public and private right-of-way	<span style="border: 1px solid black; padding: 2px 10px;">0</span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;">0</span> %
Maximum coverage of buildings and structures	<span style="border: 1px solid black; padding: 2px 10px;">3406</span>	Sq. Ft.	<span style="border: 1px solid black; padding: 2px 10px;">1</span> %