

EXHIBIT D
WRITTEN DESCRIPTION
BROXTON BAY APARTMENTS PUD
APRIL 14, 2017

I. PROJECT DESCRIPTION

A. The purpose of this PUD to PUD rezoning is to modify the site plan for a portion of the Multi-Family Residential District within the River City Marketplace PUD last amended by Ordinance 2003-1494. In particular, RCM Acquisition LLC (“Applicant”) proposes to develop a multi-family project featuring 14 three-story residential buildings containing 324 dwelling units, 10 garage buildings, and a clubhouse at 12900 Broxton Bay Drive (the “Property”).

In addition, Applicant proposes to remove the requirement for completion of an undeveloped portion of the Nautica Drive right-of-way at parcel 106609 5230, which is now unnecessary given the traffic circulation that has evolved with the previously developed commercial and residential parcels in the area.

- B. Project Developer: RCM Acquisitions, LLC
- C. Project Engineer/Landscape Architect: Prosser, Inc.
- D. Legal Counsel: Driver McAfee Peek & Hawthorne, P.L.
- E. Current Land Use Category: MDR (River City Marketplace DRI)
- F. Current Zoning District: PUD (Ordinance 2003-1494E)
- G. Real Estate Numbers: 106609 5226 and 106609 5230

II. QUANTITATIVE DATA

- A. Total Acreage: 35.09 acres
- B. Total number of dwelling units: 324
- C. Total amount of recreation area: 343,250 S.F.
- D. Total amount of open space: 8.82 acres (pond area and parcel 106609 5230)
- E. Total amount of public/private rights of way: 1.1 acre
- F. Total amount of land coverage of all buildings and structures: three story residential 138,232 S.F. +/-, garages 18,690 S.F. +/-, amenity 7,500 S.F.+/-

III. STATEMENTS

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

The proposed PUD is consistent with the current PUD except for completion of the Nautica Drive right-of-way which is obsolete in light of previously developed commercial and residential development surrounding parcel 106609 5230. The proposed PUD provides for greater setbacks (20' in front, side and rear) than the current PUD (6' front, 0' side, 3' rear). The proposed PUD also modifies the existing PUD sign provisions to provide regulations for a single monument sign option in addition to an option for two monument signs.

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.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Multiply-family dwellings (fee simple or for rent, including condominium ownership).
2. Housing for the elderly.
3. Family day care homes meeting the performance standards and development criteria set forth in Chapter 656, Part 4.
4. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Chapter 656, Part 4.
5. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Chapter 656, Part 4.

B. Permissible Uses by Exception:

1. Cemeteries and mausoleums but not funeral homes or mortuaries.
2. Schools meeting the performance criteria set forth in Chapter 656, Part 4.

C. Permitted Accessory Uses and Structures:

1. Accessory uses allowed under section 656.403, Zoning Code.

2. In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers, establishment for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests and have no signs or other external evidence of these establishments other than a door sign of no more than one square foot.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot width and area: 33 acres.
2. Minimum lot width: 60 feet.
3. Maximum lot coverage: 40%.
4. Minimum front yard: 20 feet.
5. Minimum side yard: 20 feet.
6. Minimum rear yard: 20 feet.
7. Maximum height of structures: 40 feet or height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 40 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 Broxton Bay Drive, substantially as shown in the Site Plan.
 - b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.
 - c. The requirement for completion of an undeveloped portion of Nautica Drive within parcel 106609 5230 is eliminated as obsolete. Specifically, existing multi-

family residential developments, Mirador and Stovall at River City Apartments, each have direct access to Broxton Bay Drive, as will the Property.

3. Pedestrian Access.

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

C. Signs:

1. Two (2) multi-family project identity monument signs will be permitted per multi-family parcel. These signs will not exceed 15' in height, nor 24 square feet in sign face area. Alternatively, one (1) multi-family project identity monument sign will be permitted per multi-family parcel. This sign will not exceed 15' in height, nor 48 square feet in sign surface area. The multi-family identity may contain project name and logo.
2. Directional signs shall not exceed 10 square feet per sign face.

D. Landscaping:

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

E. Recreation and Open Space:

A minimum of 150 square feet of active recreation area shall be provided per each multi-family dwelling unit.

F. Utilities

1. Water will be provided by JEA.
2. Sanitary sewer will be provided by JEA.
3. Electric will be provided by JEA.

G. Wetlands

Major wetlands areas have been avoided. Wetlands will be permitted according to local, state and federal requirements.

VI. 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, Land Use Regulations, and the River City Marketplace DRI. The proposed project will be beneficial to the surrounding neighborhood and community by expanding upon the multi-family residential options in the area.

The River City Marketplace project is an existing Development of Regional Impact that includes industrial, residential and commercial uses. The proposed PUD rezoning is consistent with the current MDR use approved for the site and with the City of Jacksonville 2030 Comprehensive Plan. This proposed project specifically furthers the following policies:

Future Land Use Element

Objective 1.1. Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.8. Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

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.

Objective 3.2. Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Transportation Element

Policy 2.3.4. New development sites shall be required, wherever possible, to share existing access points.

Recreation and Open Space Element

Objective 2.2. Multi-family developments of 100 units or more must provide 150 square feet of recreational/open space per dwelling unit.

EXHIBIT F

12900 Broxton Bay Drive and 0 Duval Road, Jacksonville, FL 32218
RE#s 106609-5230 and 106609 5226
Land Use Table

Total gross acreage	<u>35.09</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	<u>3.17</u> Acres	<u>9</u> %
Total number of dwelling units	<u>324</u> D.U.	
Commercial	_____ Acres	_____ %
Industrial	_____ Acres	_____ %
Other land use	_____ Acres	_____ %
Active recreation and/or open space	<u>7.88</u> Acres	<u>23</u> %
Passive open space (pond area and parcel 106609 5230)	<u>8.82</u> Acres	<u>26</u> %
Public and private right-of-way	_____ Acres	_____ %
Maximum coverage of buildings and structures	<u>3.77</u> Acres	<u>11</u> %