

**Exhibit D**  
**REED ISLAND PUD**

**REVISED**  
**December 19, 2017**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. Real Estate Number(s): 160259-0000, 160258-0010, and 160258-0000
- B. Current Land Use Designation: Low Density Residential (LDR)
- C. Current Zoning District: Public Building and Facilities-1 (PBF-1) and Rural Residential-Acre (RR-Acre)
- D. Proposed Zoning District: Planned Unit Development (PUD)
- E. Proposed Land Use Designation: Public Buildings and Facilities (PBF)
- F. Project Architect/Planner: N/A
- G. Project Owner/Developer: City of Jacksonville and Jacksonville Port Authority (JaxPort)

**II. QUANTITATIVE DATA**

- A. Total Acreage: 262.22
- B. Total number of dwelling units: N/A
- C. Total amount of non-residential floor area: 0 s.f.
- D. Total amount of recreation area: 125.85 acres
- E. Total amount of open space: 136.37 acres
- F. Total amount of public/private rights of way: N/A
- G. Total amount of land coverage of all buildings and structures: Up to 10%
- H. Phase schedule of construction (include initiation dates and completion dates):

No construction is planned for the site.

**III. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY**

The City of Jacksonville, as the owner of this site and the applicant, seeks to rezone approximately 262.22 acres of land from PBF-1 and RR-acre to PUD in order for the site to be used for the disposal of dredge material and for recreational uses. The subject site consists of

three (3) parcels, together referred to as “Reed Island.” The subject site is located west of the Beacon Hill and Harbour North neighborhoods which are located west of Ft. Caroline Road in the Arlington area. The site is just south of Blount Island across the St. Johns River. The subject property is currently vacant but has historically been used for dredge material spoil. The Army Corp of Engineers has a perpetual right of way easement over the entire PUD area (1950 Deed Book 1441 p. 574) and a deed (1950 Deed Book 1441 p. 568) to use the middle 37 acres of RE#160258-0000 and the northeast part of RE# 160058-0010 for spoil disposal for improvements of the St. Johns River.

Most of the property is wetlands and is it located in the coastal high hazard area. Industrial sanctuary lands are located north across the river and directly to the west across the Mill Cove Channel is another dredge material spoil island.

The proposed amendment is consistent with the following goals, objectives, and policies of the 2030 Comprehensive Plan:

### **Conservation Coastal Management Element**

#### **Policy 7.3.5**

The City shall limit the expenditure of public funds in Coastal High Hazard Areas to the restoration or enhancement of natural resources and to the replacement and renewal of existing public facilities which may be expanded and improved.

#### **Policy 7.3.7**

All public lands within Coastal High Hazard Areas shall be designated for conservation purposes consistent with the Future Land Use Element's Conservation land use classification.

#### **Policy 7.3.12**

The City shall direct future residential density away from the Coastal High Hazard Area and shall mitigate the impacts of existing residential development rights through traditional and innovative planning tools including but not limited to Preservation Project land purchases and emergency shelter deficit reduction through mitigation assessments.

#### **Objective 7.4**

Limit development density and intensity within the Coastal High Hazard Area (CHHA) and direct it outside of the CHHA, and mitigate the impact of natural hazards in the area.

This PUD is intended to facilitate use of the subject property for its historical use as a dredge material disposal site and for conservation and recreational uses. Therefore, the proposed amendment is consistent with CCME Policies 7.3.5, 7.3.7, 7.3.12 and Objective 7.4. This PUD defines appropriate uses of the subject property and the protection of environmentally sensitive wetlands areas consistent with the aforementioned policies as well as with CCME Goal 4 and Objective 4.1. Research by the Planning and Development Department indicates that the City and JaxPort properties have no uplands access. The nearest road to the property is gated and is not a public roadway. To date no funding for recreational development has occurred due to the limited access to the site. Very limited public funds have been expended on the property. The only activity that has occurred on the property is invasive species management. Access to the

property is coordinated with the adjacent landowner. This activity is consistent with Policy 7.3.5

### **Recreation and Open Space Element**

#### **Policy 1.2.6**

In accordance with Section 122.408, Ordinance Code, City of Jacksonville, no parklands, park facilities or other recreational or park related land or space shall be converted to another use or sold by the City unless it is replaced with new park facilities, land or space of equal or greater size or value.

This PUD is consistent with ROS Policy 1.2.6 in that the companion PBF land use category allows for all lawful government activities including conservation and recreational/park development and use. This PUD defines permitted uses of the property consistent with this policy. In addition, the site has historically been used as a dredge material disposal site.

### **Future Land Use Element**

#### **Goal 1**

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

#### **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 3.1.3**

Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

#### **Policy 4.1.10**

The City hereby incorporates Map L-5 that depicts Salt Water Marshes, Riverine/Estuarine Wetlands and All Other Wetlands. Notwithstanding the permitted land uses according to the Future Land Use Map series (FLUMs), the permitted land uses within such areas shall be limited to the permitted land uses and associated standards of Objectives 4.1, 4.2, 4.3 and 5.1 and related policies of the Conservation/Coastal Management Element.

### Policy 7.1.1

The Planning and Development Department shall consider the land use impact on the St. Johns River and its tributaries by reviewing the future land use designation and land development regulations of those properties that are contiguous with and immediately adjacent to a water body. The following concerns will be considered for those properties:

- Wetlands
- Impervious surface potential
- Coastal High Hazard Area (CHHA)
- Septic Tank Failure Areas
- Environmentally Sensitive Areas
- Flood zones
- Aquifer recharge zones
- Wellhead protection areas

Due to the high functional value of the Category I wetlands on the site, regardless of the permitted uses, there are limitations on the use of the property in the salt water marshes area. This PUD limits uses of the property in a manner inconsistent with the Category I wetland uses as called for in Policy 4.1.10. CCME objectives referred to by Policy 4.1.10 call for the City to protect and conserve the natural functions of its existing wetlands, maintain management and protection strategies, and regulate land development activities. Therefore, this PUD is consistent with Goal 1 and Policies 1.1.12, 4.1.10 and 7.1.1.

The environmental concerns of the wetlands, CHHA and flood zones are not conducive to low density residential development, and the Low Density Residential (LDR) land use category does not allow for continued use of the property for dredge material spoil. The PUD, and companion PBF land use designation, limits the proposed uses on the property to certain uses currently allowed in the PBF category. Further, this PUD helps protect the adjacent neighborhood from potential negative impacts therefore being consistent with Goal 1 and Policies 1.1.12 and 3.1.3.

## **IV. SITE SPECIFICS**

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Use</b>
South	Water	Water	Mill Cove Waterway
East	LDR	RLD-70/RR-Acre	Single-family Residential
North	Water	Water	St. Johns River
West	WD/WR	PBF-1	Spoil island/River

## V. USES AND RESTRICTIONS

### A. Permitted Uses and Structures:

- (1) Dredge material disposal.
- (2) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
- (3) Regional, state or national forests, parks, sanctuaries and preserves.
- (4) Special management areas.
- (5) Public and private wildlife management areas.
- (6) Valuable environmental resources, such as sensitive vegetation, high-value habitat, wetlands, high aquifer recharge potential, and unique coastal areas.
- (7) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.

### B. Permissible Uses by Exception:

None.

### C. Limitations on Permitted Uses:

All of the permitted uses are subject to the provision that noise levels from an activity shall not exceed 65 dbA at a point where the district adjoins a residential district.

### D. Permitted Accessory Uses and Structures:

Per Section 656.403 of the Zoning Code.

## VI. DESIGN GUIDELINES

### A. Lot Requirements:

- (1) Minimum lot width – None.
- (2) Minimum lot area – None.
- (3) Maximum Lot Coverage by all buildings and structures: 10%
- (4) Minimum Yard Requirements: None.
- (5) Maximum Height of Structures and all Dredge Spoil Materials: 35ft.

### B. Ingress, Egress, and Circulation:

- (1) Parking  
Per Section 656, Part 6 of the Zoning Code.
- (2) Vehicular Access  
No public road access is available to the site at this time.
- (3) Pedestrian Access  
Pedestrian access shall be provided in accordance with the *2030 Comprehensive Plan*.

**C. Signs:**

Signage shall be consistent with the PBF-1 zoning district and all other regulations per Section 656, Part 13 of the Zoning Code.

**D. Landscaping:**

The Property shall be developed in accordance with Section 656, Part 12 of the Zoning Code.

**E. Recreation/Open Space:**

Recreation and open spaces may be provided.

**F. Utilities:**

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

**VII. STATEMENTS**

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

The PUD limits uses permitted on site to the disposal of dredge material, conservation uses, and recreation uses.

**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.**

All areas will be maintained by the owner.

**VIII. LAND USE TABLE**

Total Gross Acreage	262.22	acres	100 %
<u>Amount of each different land use by acreage</u>			
Single family	0	acres	0 %
Total number of units	0	d.u.	
Multiple Family	0	acres	0 %
Total number of units	0	d.u.	

Commercial	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Industrial	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Other land use (Public Buildings & Facilities)	<input type="text" value="262.22"/>	acres	<input type="text" value="100"/>	%
Total amount of non-residential floor area	<input type="text" value="0"/>	sq. ft.	<input type="text" value="0"/>	%
Active recreation and/or open space	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Passive open space, wetlands, ponds	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Public and private right-of-way	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Maximum coverage of buildings and structures	<input type="text" value="0"/>	sq. ft.	<input type="text" value="0"/>	%

**IX. PUD REVIEW CRITERIA**

- A. **Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the PBF land use category and the Suburban Development Area.
- B. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System.
- C. **Allocation of Residential Land Use:** There is no proposed residential development for the Parcel.
- D. **Internal Compatibility:** The PUD provides for compatible uses within the PUD.
- E. **External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.
- F. **Maintenance of Common Areas and Infrastructure:** All common areas will be maintained by the owner.
- G. **Usable Open spaces, Plazas, Recreation Areas:** There are no required open spaces, plazas, or recreation areas required as the proposed uses are of an industrial nature.
- H. **Impact on Wetlands:** Wetlands are on site and will be permitted according to local, state and federal requirements.

- I. **Listed Species Regulations:** There are no endangered species or species of concern located on this Parcel.
- J. **Off-Street Parking Including Loading and Unloading Areas:** Off-street parking shall be consistent with Section 656, Part 6 of the Zoning Code.
- K. **Sidewalks, Trails, and Bikeways:** Bicycle and pedestrian access shall be provided in accordance with the *2030 Comprehensive Plan*.