

Exhibit "D"
Ricker Road Group Home PUD
Written Description
May 14, 2018

I. PROJECT DESCRIPTION

A. Subject property is comprised of 1.61+/- acres. It is located along the east side of Ricker Road between Countryman Lane and 118th Street. Its address is 6247 Ricker Road. It an existing 4,009+/- enclosed square foot Group Home residential structure that was built in 1954, first used as a single family residential housing unit, then converted to a maximum twelve resident capacity Group Home in 2015 (please see Exhibit ""G" Agency for Persons with Disabilities License #151V127). The site features several 40+/- caliper inch live oak trees throughout providing a splendid canopy. It neighbors a single family detached housing unit subdivision along its northern and eastern boundaries with lot sizes between .13 and .22 acres each, and a single family detached housing unit on .97+/- acres immediately south of its southern boundary. The Group Home's property contains no significant variations of elevations, water courses, unique natural features etc.

B. Project Planner/Applicant:

Fred Atwill, Jr.
Atwill, LLC
9001 Forest Acres Lane
Jacksonville, Florida 32234
(904) 610-8975
Atwillfred15@gmail.com

C. Project Engineer:

Development of the subject property is completed.

D. Project Developer:

Development of the subject property is completed.

E. Current Land Use Category:

Low Density Residential ("LDR").

F. Current Zoning District:

Residential Rural - Acre ("RR-Acre").

G. Requested Land Use Category:

None.

H. Requested Zoning District:

Planned Unit Development ("PUD").

I. Real Estate Number:

RE # 014585-0000.

II. Quantitative Data.

Total Gross Acreage:	1.61 +/- acres	100%
Amount of each different land use by acreage:		
Group Home Total units:	1.61 acres max 12 residents	100%
Multiple family Total units	.000 acres none	0%
Commercial	.000 +/- acres	0%
Industrial	.000 acres	0%
Total amount of non-residential floor area		0%
Active recreation and/or open space	.000 acres	0%
Passive open space, wetlands, ponds	.000 acres	0%
Public and private right of way	.000 acres	0%
Maximum coverage of buildings & structures	4,262 +/- sf	.061%

III. Statements

A. This PUD proposes to allow the continued operation of the Ricker Road Group Home in addition to the uses allowed by right and by exception in the subject property's RR-Acre zoning district. PUD rezonings are allowed in Low Density Residential Land Use categories depicted on the City's Comprehensive Plan Land Use Map. The subject property's current RR-Acre zoning classification does not allow residential group homes by right or by exception for facilities serving more than six residents.

B. The property owner's intent is to maintain the overall existing physical condition of the property as in the past, and to continue with its services that support and empower individuals with intellectual disabilities, developmental disabilities and Autism.

C. The proposed PUD rezoning is justified because the Ricker Road Group Home currently provides for twelve residents whose lives are enriched by a team of well-skilled and dedicated individuals that have a wide range of successful experiences working with children and young adults with disabilities by providing highly effected research-based behavioral interventions. Treatment approaches are guided by the principles of Applied Behavior Analysis ("ABA") a method recommended by the U.S. Surgeon General as an effective treatment for Autism.

To date, there have been no complaints regarding the existing Ricker Road Group Home operations from its neighbors or any other individuals.

D. No new construction is planned for the subject property.

IV. Uses and Restrictions:

A. Permitted Uses:

1. All allowable uses by right as provided for in the Rural Residential - Acre ("RR-Acre") zoning district.
2. **Group Home licensed by and serving clients of the Agency for Persons with Disabilities.**

B. Permissible Uses by Exception.

1. The uses permitted by exception under the Rural Residential - Acre ("RR-Acre") zoning district, provided that a zoning exception application shall be applied for and subsequently obtained from the City in accordance with the requirements of the Zoning Code.

C. Limitations on Permitted Uses or Permissible Uses by Exception.

None.

D. Permitted Accessory Uses and Structures.

1. Subject to Part 4, Section 656.415 of Chapter 656, City Zoning Code.

V. Design Guidelines

A. Lot Requirements.

- (1). Minimum Lot Area: 43,560 square feet.
- (2). Minimum Lot Width: 100 feet.
- (3). Maximum Lot Coverage: 25%
- (4). Minimum Front Yard: 25 feet.
- (5). Minimum Side Yard: 10 feet

(6). Minimum Rear Yard: 10 feet.

(7) Maximum Height of Structures: 35 feet.

B. Ingress, Egress and Circulation.

(1). Parking Requirements. The parking area for the existing development is consistent with the requirements of Part 6 of the Zoning Code.

(2). Vehicular Access.

a. Vehicular access to the subject property is by way of Ricker Road, as shown in the Site Plan (Exhibit "D").

b. Within the subject property, internal access shall be provided by reciprocal easements for ingress and egress, if ownership or occupancy of the subject property is subdivided among more than one person or entity.

(3). Pedestrian Access.

Pedestrian access is by way of the subject site's single western driveway entry off Ricker Road. There are no sidewalks along the eastern boundary of Ricker Road at this location. There are existing sidewalks along the western side of Ricker Road across from the driveway entry to the Ricker Road Group Home.

C. Signs.

There is currently no signage for the Ricker Road Group Home. In the event signage is ever proposed to be installed however, the future signage for the subject property shall conform to the requirements under the appropriate Section of the City's Zoning Code as specified for development in RR-Acre Zoning Districts.

D. Landscaping.

The subject property is currently "grandfathered in" with respect to the Landscaping Requirements of the City's Zoning Code for the existing Group Home building and its grounds. Still, in the event that the existing building is demolished or destroyed and subsequently reconstructed, the subject property will comply with the Landscaping Requirements of the City's Zoning Code in force at that time, except as otherwise may be noted on the PUD Site Plan (Exhibit "D").

E. Recreation and Open Space.

Generous open recreation and open space is ample (please see Site Plan at Exhibit "E"). There is lawn space featuring a gazebo along with tables and benches residents to use, as well as therapy animal paddocks and shelters, all of which are situated beneath the towering live oak canopy which provides welcome shade year round.

F. Utilities.

Potable water is provided by the JEA.
Sanitary Sewer is provided by the JEA.
Electric service is provided by the JEA.

G. Wetlands.

Not applicable as the subject property is 100% built out.

VI. Development Plan Approval

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all existing and proposed uses within the subject property, and showing the layout of the overall subject property.