

# Exhibit D

## WRITTEN DESCRIPTION - REVISED

### LOGAN POINT PLANTATION PUD

~~May 23, 2019~~ June 6, 2019

#### I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, type of businesses, proposed uses.

The proposed Logan Point Plantation PUD site contains 44.44 acres on the east side of New Berlin Road and east of the intersection of Wages Way. The majority of the site is currently vacant land with a few small storage units, stored vehicles, one single-family home, and mobile home units which will be removed during site development. Surrounding uses include single-family residences with various densities to the north, south, west and east as well as grandfathered in mixed uses of single-family residential with heavy commercial uses. Site development is proposed as a subdivision with 99 single-family dwellings with a range of lots from 60 feet to 70 feet in width as well as protected wetlands, retention ponds, and open space, and a small parcel for sewage pump station. The 70-foot lots are depicted on the Exhibit E PUD Site Plan dated May 13, 2019 as being lot numbers circled.

- B. Project Name: Logan Point Plantation
- C. Project Planner: Riley Planning Services, LLC
- D. Project Engineer: Kimley-Horn
- E. Project Developer: Owner – Gary Gilder
- F. Project PUD Filing Agent: Dan C. Boswell
- G. Current Land Use Designation: Low Density Residential (LDR)
- H. Current Zoning District: Planned Unit Development (PUD) and Rural Residential-Acre (RR-Acre)
- I. Requested Zoning District: Planned Unit Development (PUD)
- J. Real Estate Number(s): 106888-0000 and 106889-0120 (Portion)

## II. QUANTITATIVE DATA

- A. Total Acreage: 44.44 Acres
- B. Total number of dwelling units: Up to 99 Detached Single-Family Homes
  - 84 - 60 foot wide lots
  - 15 - 70 foot wide lots
- C. Total number of non-residential floor area: 0
- D. Total amount of recreation area: 0 Acres
- E. Total amount of open space: 22.03 Acres
- F. Total amount of public/private rights-of-way: 4.7 Acres
- G. Total amount of land coverage of all buildings and structures: Maximum of 65%
- H. Phase of schedule construction (include initiation and completion dates):
  - Initiation Date: Within 1 year of rezoning approval.
  - Completion Date: Within 5 years of rezoning approval.

## III. STATEMENTS

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

Proposed development provides the opportunity to infill vacant land within an established single-family neighborhood with 99 single-family homes with a minimum of 60-foot lot widths as well as 70-foot lot widths. The revised site plan dated May 13, 2019 would contain up to 99 60-foot and 70-foot lots within a total of 17.65 acres of the site utilized for residential homes. The PUD will bind the Applicant and successors to the PUD Written Description and Revised PUD Conceptual Site Plan dated May 13, 2019; it provides for site-specific design standards and criteria including being amenable to requiring only single-story homes along the southeast border of the property line to the PUD in the covenants; and it permits a unique and creative approach to the planning and development of the Property. Specifically there would be DCCR restriction on two (2) story homes that include Lots 1-2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, and 26 through 37. The PUD also allows for a creative approach through the use of natural features of this site. It allows for an efficient use of land, resulting in lower development costs. It supports the retention of property values in the area. The PUD enhances the appearance of the area through preservation of natural features, and the provisions of underground utilities, and the protection of wetland and open space areas in excess of existing zoning and subdivision and Comprehensive Plan requirements.

With exception to subject property bordering on the southeast part of the development along New Berlin Road (RE#106889-0120) not included in this PUD, this PUD also provides for a 20-foot buffer zone at the rear of proposed development lots that border existing, adjoining residential development throughout the proposed development site with an opaque fence being located on the line between the single-family lots and the buffer zone as per the delineation and the notations on the Revised Exhibit E Site Plan dated May 13, 2019. Fencing shall be on the developer's side of the buffer. Community fencing would be along lots/parcels 1-2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26-37, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, and 87-89 as well as along the northern property line of Parcel 106889-0020 and along the right-of-way along the eastern property line where applicable depending upon wetlands and stand of existing trees.

- 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.

Residential lots to be maintained by individual property owners of residential units and property. The development's HOA will own and be responsible for maintaining common open spaces including the common landscaped areas, 20-foot buffer areas, wetlands, and retention ponds on the site.

#### **IV. USES AND RESTRICTIONS**

A. Permitted Uses:

1. Up to 99 Detached Single-Family Residential Units
2. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Code.
3. Home occupations meeting the performance standards set forth in Part 4 of the City of Jacksonville Code.

B. Permissible Uses by Exception: NA

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

D. Permitted Accessory Uses and Structures:

Storage/Utility buildings to be allowed in rear yard meeting statutory setback requirements (Maximum size to be 12 feet by 16 feet) as defined in Section 656.403 of the Zoning Code.

E. Restrictions on Uses: None beyond what has been stated.

## V. DESIGN GUIDELINES

### A. Lot Requirements:

- (1) Minimum lot area: 6,000 square feet.
  - (2) Minimum lot width: 60 feet.
  - (3) Maximum lot coverage: 65% for all buildings and structures.
  - (4) Minimum front yard: Twenty (20) feet.
  - (5) Minimum side yard: Five (5) feet side yards and combined ten (10) feet side yards.
  - (6) Minimum rear yard: Ten (10) Feet.
- (1) **Maximum height of structures: Thirty-five 35 Feet.** The Homeowners DCCR shall restrict houses on lots 1-2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, and 26 through 37 to one story in height. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein. (Lots along SE border as noted in Section III A above will be only 1-story in height.)

- B. **Common Area Landscape Maintenance:** The Applicant shall ensure the proper maintenance of all common areas, lawns and landscaped areas to be funded by mandatory homeowner's association fees.

### C. Buffers:

- (1) There shall be a twenty (20) foot wide undisturbed natural buffer along lots 1-2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26-37, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, and 87-89
- (2) On the developer's side of the buffer, an eight (8) foot high, 85% opaque fence shall be constructed along lots/parcels 1-2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26-37, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, and 87-89 as well as along the northern property line of Parcel RE# 106889-0020 and along the right-of-way along the eastern property line where applicable depending upon wetlands and stand of existing trees.
- (3) The existing trees in the buffer, as referenced above in C. (1), shall be supplemented with one shade tree every twenty-five (25) between existing trees.

**D. Ingress, Egress and Circulation:**

- (1) **Parking Requirements:** The proposed PUD will provide integrated parking facilities to support the proposed residential community. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code. The homes will have integrated garages and sufficient driveway space to park at least two (2) cars without protruding into the internal subdivision sidewalks.
- (2) **Vehicular Access:** Vehicular access to the Property shall be by way of New Berlin Road, substantially as shown in the Site Plan. The final location of access point is subject to the review and approval of the Planning and Development Department and the Traffic Engineer. Upon completion, the internal roads will be dedicated to the City. The internal roads will be built to City standards for a public road and shall have a minimum of twenty-four feet of paving.
- (3) **Pedestrian Circulation:** The Property will be developed with an internal sidewalk system pursuant to the 2030 Comprehensive Plan and the Land Development Procedures Manual facilitating ease of pedestrian access throughout the Property. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Department.  
~~The Developer shall construct a sidewalk from the southern property line of the subject property to the northern property line of 2351 New Berlin Road~~  
Developer shall construct a sidewalk in accordance with 2.2.2 of the Land Development Procedures Manual.

**E. Signage:**

- (1) At such time as the Property has an approved access connection to New Berlin Road, the PUD shall be permitted dual single-faced signs flanking entrance road not to exceed 32 square feet in area and 8 feet in height and externally-illuminated for subdivision entrance off of New Berlin Road.
- (2) Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are also permitted. Signs to identify entrances to buildings that contain residential model units not to exceed twelve (12) square feet shall be permitted throughout the PUD.
- (3) Because the signs discussed above may be architectural elements of the PUD, intended to be compatible with and complimentary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

F. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code and Article 25 of the Charter of the City of Jacksonville, unless otherwise approved by the Planning and Development Department.

E. Recreation and Open Space:

The site will contain 22.03 acres of open space for wetlands, public landscaped areas, 20-foot buffer zones, and pond areas proposed in the PUD according to the revised Exhibit E PUD Site Plan dated May 13, 2019.

F. Utilities

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

A .06 of an acre parcel is being provided within the development as shown on the PUD Site Plan for a sewer pump station.

G. Stormwater Retention

Stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

H. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

I. Temporary Uses.

Temporary sales, leasing and construction office(s) and trailers shall be allowed within the PUD during construction of project to completion.

**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 the existing and proposed uses within the Property and showing the general layout of the overall Property. The configuration of the development as depicted in the Exhibit E Site Plan is conceptual and revisions to the Site Plan, including access points and internal circulation, may be required as the proposed development

proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

## **VII. 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* and Land Use Regulations. The proposed project will be beneficial and complimentary to the surrounding neighborhood and community.

### **A. Is more efficient than would be possible through strict application of the Zoning Code;**

The subject property is within the Low Density Residential Land Use Category and within the Suburban Development Area. The proposed PUD would allow a single-family development with a density of approximately 2.23 units per gross acre, well under the threshold of 7 units per acre for the LDR Land Use Category. The PUD will bind the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. The PUD also allows for a creative approach through the use of natural features of this site. It allows for an efficient use of land, resulting in lower development costs. This PUD would conform to the intent of Policy 1.1.12. as follows:

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.

### **B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;**

As indicated in the *2030 Comprehensive Plan*, this project fulfills the intent of the following Objective 6.3 to allow infill of new residential development in this Suburban area of the north side of Jacksonville. This site is surrounded by similar residential developments and has all of the necessary public infrastructure, utilities and facilities available to serve this project.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

C. Will promote the purposes of the City of Jacksonville *2030 Comprehensive Plan*.

This proposed PUD will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the *2030 Comprehensive Plan*.