

**EXHIBIT D**  
**WRITTEN DESCRIPTION**  
**Zoo Parkway #1 PUD**  
**February 5, 2019**

**I. PROJECT DESCRIPTION**

The fee simple owner of the real property identified in the attached Exhibit, RE# 108760-0200, encompassing approximately 2.15 +/- acres, the "Property", intends to rezone the Property from PUD to PUD. The parcel is currently designated CGC according to the FLUMs. The property was originally rezoned to PUD in concert with a Land Use Amendment to permit the CGC Category. The enacting ordinance for the existing PUD is attached (Ord. 2005-693).

It was the intent at the time to develop this Property into 20 townhomes with a marina, serving at the center of the development. In 2007, (Ord 2007-398 Industrial Preservation) the City of Jacksonville adopted the Industrial Preservation Map (Map L-23) of the Comprehensive Plan, designating this and all surrounding areas as an Industrial Sanctuary. This acted not only to protect existing industrial use in the vicinity, but also served to promote industrial activity all around the Property. In doing so the subject Property's marketability was reduced for this potential residential development. Due to the configuration of the property the list of possible uses is somewhat limited. However, the owner has identified additional uses that would be able to co-exist and benefit from a marina use, while permitting other transient residential uses that is a component of a growing market. As a Recreational Vehicle Park or RV Park, the Property would permit transient housing for visitors, catering to those wanting to enjoy the St. Johns River, while staying in their RV. These type of parks are growing as is the RV industry. With 8 straight years of double digit growth, and young families joining the camping lifestyle, the intended use is correct for this market.

Adjacent and surrounding uses and designations include Dunn Creek to the west and north, serving as the basin for the intended marina. To the east there are 80 acres of undeveloped (HI)/(IH) land, currently being utilized for Port Terminal Parking during cruise departures, and the Jacksonville Cruise Port Terminal (WD/WR)/ (IW) lies directly south of the Property. Implementation of the requested PUD rezoning would support a transitional nature from the port and other industrial related developments far better than that of the townhomes currently permitted. RV Parks are unique users in that they can exist in almost any area, offering a benefit to those who stay in the RV's, while not creating the typical conflicts that would normally happen when occupying land near industrial operations as intended by the Industrial Preservation Ordinance.

The applicant has sought the assistance of Mr. Charles Mann in the preparation of this PUD request and site plan. No other professionals have yet been engaged. This PUD zoning will promote the Goals, Objectives and Policies of the Comprehensive Plan, assist in the implementation of the Zoning Code and offer certainty to the surrounding property owners, flexibility to the developer, and the development of the Property that is both marketable and serves to expand the City's tax base.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as described within this written description and the City’s Zoning Code. All future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD. The property does not possess significant or unique characteristics, variation of elevations or natural features as it is currently vacant or largely underutilized. Construction of the site would be intended to commence upon approval of the zoning and engineering entitlements.

This PUD differs from the previous PUD only in that the intended uses are amended to exclude the original residential use. Rather, the development shall be permitted to include the uses listed below, and will be open to patrons of the park as well as the general public.

## **II. USES AND RESTRICTIONS**

The Property will be developed as outlined in this PUD Written Description. The improvements will be developed as described within this PUD narrative or as depicted on the attached site plan (Exhibit E) dated July 3, 2018 (the “Site Plan,”) which is incorporated herein by this reference.

### *A. Permitted Uses:*

1. Travel trailer parks or RV Parks, not to exceed 40 RV spaces
2. Marinas to include the following as a component of the Marina, with the Marina Use to not exceed 20 slips:
  - An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
  - Restaurants, (regulated by DBPR - Division of Hotels and Restaurants) including retail sale and service of beer and wine for consumption on premises

### *B. Permitted accessory uses:*

1. Community boat trailer storage and parking for the marina use; other uses as outlined in Section 656.403

### III. DEVELOPMENT STANDARDS

#### A. *Dimensional Standards.*

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – 15,000 square feet

Lot Width – 150 feet

Yards –

Front: 10 feet

Side: 0 feet

Rear: 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 50%
3. *Maximum height of structures:* Shall be limited to Forty (40) feet.

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

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan.

#### C. *Signs.*

1. The number, location, and height of signage to be located on the Property shall be consistent with Section 656.1303(c)(3).
2. *Site Design Landscaping* Site Design shall conform to the provisions of the Zoning Code as it relates to landscaping and driveway designs, as depicted on the Site Plan and as described below.
3. Part 12 of the Zoning Code shall be implemented as applicable to all landscape matters. The frontage of the subject property along Zoo Parkway shall comply with the provisions of Perimeter Landscaping as prescribed by the Zoning Code.

E. *Building Orientation*

1. *General:*

The development will be situated in a manner that permits an efficient use of the property while locating buildings and their primary entryways toward the western and northern portions of the Property.

F. *Parking*

1. The minimum number of parking spaces shall conform to Part 6, Zoning Code.

**IV. 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 rezoning is a reasonable manner by which to permit the development of a uniquely located parcel in a heavily traveled corridor and within the Industrial Sanctuary.

The proposed zoning will not conflict with the intended commercial and industrial development along Zoo Parkway or the cruise terminal. Instead, the use will promote the St. Johns River, the Zoo, as well as other tourist attractions in the area. The allowance for the addition of this transient use makes it an appropriate alternative to the previously solely entitled residential townhomes. This PUD is designed to protect the usable nature of the property, allow a greater market for development of the property, while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. The project seeks to permit supportive uses consistent with the nature of the Zoo Parkway corridor.

This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which cannot be subject to generalized site plans;

Represents a valuable opportunity to permit infill development at a scale and intensity that is supportive of the corridor, without conflicting with the overall intent of the Industrial Sanctuary. The PUD offers a combination of possible uses, properly designed to promote the integration of such activities into the Zoo Parkway corridor in an efficient and effective manner. This development plan represents a sustainable and desirable development pattern at an infill location;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. Goal 3, FLUE- balanced combination of uses and viability of non-residential areas.
2. Policy 3.1.6, providing a wide variety of housing types by areas
3. Policy 3.1.17, permitting higher density on collectors or higher roads
1. Objective 3.2, promote and sustain viability of areas to promote integrated land use fabric.
2. Policy 3.2.7, implement criteria consistent with areas served and marked demands.
3. Policy 3.2.14, FLUE, promoting higher intensity uses along interstate connectors near commercial nodes at interchanges.

## **V. SUCCESSORS IN TITLE**

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

## **VI. PUD REVIEW CRITERIA**

- A. *Consistency with Comprehensive Plan.* The Property is designated CGC pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. This PUD zoning will promote a logical pattern of Land Use that is both appropriate, given the nature of this property and the existing uses along Zoo Parkway, while promoting development and use of underutilized commercial property and possibly furthering the intent of the Industrial Sanctuary.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/ Mobility System.
- C. *Allocation of Residential Land Use.* Not more than 20 residential units are intended for this PUD.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from Zoo Parkway. All access locations and designs shall be reviewed and approved by the City of Jacksonville as appropriate.

- D. *External Compatibility/Intensity of Development.* The intent of the development is to permit complimentary development along an existing intensive commercial corridor. The City's 2030 Comprehensive Plan promotes uses of this nature at such locations and the specific intent of this PUD is to permit flexibility in the development process, not otherwise permitted in conventional zoning, while promoting absorption and development to expand the City's tax base.
- E. The development will be appropriately screened from adjacent properties, uses, and uses or structures and will be oriented in a manner that will reduce impacts to the surrounding properties.
- F. *Recreation/Open Space.* The PUD will not include recreational uses as required by the Zoning Code.
- G. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. *Listed Species Regulations.* Not Applicable.
- I. *Off-Street Parking & Loading Requirements.* The development will be constructed in accordance with Part 6, Zoning Code.
- K. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- L. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- M. *Utilities.* Electric power is furnished to the Property by the Jacksonville Electric Authority. Sewer and water services are contained on-site.

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