

PUD WRITTEN DESCRIPTION

THE NEIGHBORHOOD AT SAN JOSE PUD

March 18, 2026

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 3.14 acres of property to develop a high-end, custom home community on the property located at 5136, 0, 5108, 5114, 5116, and 5124 San Jose Boulevard (RE#s 099250 0000, 099249 0000, 099248 0000, 099247 0000, 099247 0010, and 099246 0000) as more particularly described in Exhibit 1 (the “Property”) and depicted in the conceptual site plan attached as Exhibit 4 (the “Site Plan”). The Property is located within the LDR land use category, the Urban Development Area, and is zoned RLD-90.

The Property is currently developed with single-family dwellings. This PUD is filed to permit single-family dwellings with an with eighty (80) foot minimum lot widths, a shared access drive, and a shared waterfront amenity area as depicted in the Site Plan. The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	LDR	RLD-90	Single-family
East	CGC	CCG-1/CN	Commercial
South	LDR	PUD	Multi-family
West	WT	WT	St. Johns River

- B. Project name: The Neighborhood at San Jose PUD.
- C. Project engineer: Almond Engineering, P.A.
- D. Project developer: Terra Innovations, Inc.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: LDR.
- G. Current zoning district: RLD-90.
- H. Requested zoning district: PUD.
- I. Real estate numbers: 099250 0000, 099249 0000, 099248 0000, 099247 0000, 099247 0010, 099246 0000.

II. QUANTITATIVE DATA

- A. Total acreage: 3.14 acres.
- B. Maximum amount of single-family residential units: fifteen (15), including one (1) property manager residence.

III. STATEMENTS

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

This PUD generally adopts the RLD-80 Zoning District with the following adjustments to allow for homes with a large building footprint and shared waterfront amenity space. The maximum amount of single-family dwellings shall not exceed fifteen (15), including one (1) on-site property manager residence. This PUD reduces the minimum lot area for a residential lot to five thousand nine hundred (5,900) square feet instead of eight thousand eight hundred (8,800) square feet to prioritize a shared waterfront amenity area. The minimum front yard is reduced from twenty (20) feet to ten (10) feet, and the minimum rear yard is reduced from ten (10) feet to five (5) feet. Lots may be accessed from a shared private access easement.

The following uses are eliminated from this PUD:

1. Golf courses meeting the performance standards and development criteria set forth in Part 4.
2. Country clubs meeting the performance standards and development criteria set forth in Part 4.
3. Home occupation meeting the performance standards and development criteria set forth in Part 4.
4. Foster care homes.
5. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
6. Community residential homes of six (6) or fewer residents meeting the performance standards and development criteria set forth in Part 4.
7. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
8. Schools meeting the performance standards and development criteria set forth in Part 4.

9. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
10. Day care centers meeting the performance standards and development criteria set forth in Part 4.
11. Animals, other than household pets, meeting the performance standards and development criteria set forth in Part 4.
12. Cemeteries and mausoleums but not funeral homes or mortuaries.
13. Borrow pits subject to the regulations contained in Part 9.

B. Explanation of proposed deviations or waivers.

The fifteen (15) unit cap ensures an appropriate transitional density that is compatible with the surrounding area in Lakewood and San Jose. The reduction in minimum lot area is to accommodate lots on both sides of the proposed shared access road as well as shared waterfront amenity area. The adjusted front and rear yards provide development flexibility for homes with a larger building footprint as detailed above. A shared private access drive is permitted.

C. 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.

Owner and/or a HOA, CDD, or similar entity will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Single-family dwellings.
2. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
3. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.

B. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403 of the Zoning Code, including temporary construction offices, model units, and sales and leasing offices.
2. Recreational pools, pool houses, gyms, racquet sport facilities, putting and chipping greens, docks with boat slips, property management offices with or without a residential component, and other private neighborhood amenities.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot width: Eighty (80) foot lots.
2. Minimum lot area: Five thousand nine hundred (5,900) square feet.
3. Maximum lot coverage by all buildings: Fifty-five percent (55%) per lot. The PUD is anticipated to have an aggregate lot coverage of less than forty-five percent (45%).
4. Minimum yard requirements:
 - a. Front – Ten (10) feet.
 - b. Side – Five (5) feet.
 - c. Rear – Five (5) feet.
 - d. Awnings, hoods, roof overhangs, canopies, bay windows, marquees or balconies may extended up to five (5) feet into the required front yard and shall not count against lot coverage limitations.
5. The property manager residential office may be located on HOA/CDD property, is not subject to the above lot requirements, and does not need to be individually platted as a single-family lot. The property manager residential office shall be setback a minimum of ten (10) feet from property not included in the PUD.
6. Maximum height of structures: Thirty-five (35) feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Pursuant to Part 6 of the Zoning Code. Golf cart parking may be provided at the discretion of the developer.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of San Jose Boulevard, as conceptually shown on the Site Plan. Interior lot access may be gated

and by private road or a shared access easement such that a separate waiver of road frontage is not required for each lot. Interior lots may have individual driveway access to the private road/shared access easement, may have two access points per lot, or may have shared driveway access between two lots. Golf carts may utilize the private drive, meeting the standards set forth in Part 15 of the Traffic Code.

3. *Pedestrian Access.* As required by City regulations.

- C. **Signs:** Signs for this development shall be consistent with the requirements for the RLD-80 zoning district as set forth in Part 13 of the Zoning Code. Consistent with those requirements, subdivision identification signage may be provided at the entrance of the proposed subdivision. The sign shall be no greater than twenty-four (24) square feet and may be externally illuminated. Real estate, construction, and marketing signs may be temporarily provided on the Property and shall not exceed four (4) square feet per sign.
- D. **Landscaping:** Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code.
- E. **Recreation and Open Space:** Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
- F. **Utilities:** Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- G. **Wetlands:** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Modifications:** The Site Plan is conceptual in nature and subject to change. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code or as set forth herein.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

Future Land Use Element

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. 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.
3. Policy 1.1.6 - 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.
4. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
 - a. Potential for the development of blighting or other negative influences on abutting properties
 - b. Traffic Impacts
 - c. Site Access
 - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
 - e. Configuration and orientation of the property
 - f. Natural or man-made buffers and boundaries
 - g. Height of development
 - h. Bulk and scale of development
 - i. Building orientation
 - j. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food
5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:

- a. Creation of complementary uses;
 - b. Enhancement of transportation connections;
 - c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
8. Policy 1.2.8 - Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

- a. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
- b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
- c. Subdivision (non-residential and residential) where:
 - i. The collection system of a regional utility company is greater than ¼ mile from the proposed subdivision.
 - ii. Each lot is a minimum of ½ acre unsubmerged property.
 - iii. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five-year period.

9. Goal 3 - To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
10. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.
- B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. Allocation of residential land use.** This PUD limits single-family development to fourteen (14) lots and one (1) property manager residential office. The proposed density is consistent with the Property's LDR land use designation, which permits a maximum density of seven (7) units per acre, which would amount to twenty-one (21) units.
- D. Internal compatibility.** The Site Plan conceptually depicts access and circulation within the site. Access to the site is available from San Jose Boulevard. Location of the access point shown on the Site Plan as well as final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. External compatibility / Intensity of development.** The proposed development is consistent with and complementary to existing uses and densities in the area. The Property is in the middle of a large collection of properties designated LDR land use. Residential uses exist to the north and south of the Property along the St. Johns River, including both single-family homes and condominiums.
- The abutting property to the south consists of eight (8) condominium units. Less than a quarter-mile to the north of the Property, the Old San Jose PUD features a collection of over two dozen single-family homes with sixty (60) and sixty-five (65) foot wide lots. In contrast, this PUD proposes a single-family neighborhood with eighty (80) foot wide lots, which is less dense than multi-family condominium housing like the development to the south and features larger, detached single-family lots than the existing subdivision within the Old San Jose PUD.
- F. Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be substantially provided as shown on the Site Plan attached as Exhibit E.
- G. Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** Parking is provided pursuant to Part 6 of the Zoning Code. Golf cart parking may be provided at the discretion of the developer.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.