

EXHIBIT E

Belfort Landing PUD

Written Description

June 29, 2021

I. PROJECT DESCRIPTION.

The Belfort Landing PUD is an approximately 15.33-acre project located south of Hogan Road and west of Belfort Road, approximately 0.85 miles southeast of the intersection of Southside Boulevard and Beach Boulevard. The subject Property is legally described in Exhibit 1. This application would allow for development of a townhome subdivision having a maximum of sixty (60) townhomes.

The Property's designated Land Use under the Comprehensive Plan is Low Density Residential, which allows up to seven (7) residential units per acre. The Property is also in the Rural Development Area and located in Council District 4 (Kevin Carrico).

The current zoning is RLD-60.

Surrounding land uses include:

	Land Use	Zoning	Use
<i>North</i>	LDR	RR-Acre	vacant land
<i>East</i>	LDR	RLD-60	Single family residential
<i>South</i>	LDR	RLD-60	Single family residential
<i>West</i>	LDR	RLD-60	Pottsburg Creek, single family residential

Hogan Road, adjacent to the north, is a two-lane road. Belfort Road, adjacent to the east, is a three-lane road (two lanes plus a middle turn lane). A traffic light exists at the intersection of these roads. Access to the Property would be via Belfort Road.

II. USES AND RESTRICTIONS.

A. Permitted uses and structures.

1. Single-family dwellings.

2. Townhomes.
3. Foster care homes.
4. Family day care homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
5. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
6. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
6. 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.
7. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility and similar uses.
8. Mail center.
9. Home occupations meeting the performance standards and development criteria set forth in Part 4.
10. Excavations, lakes and ponds, dug as part of the development's stormwater retention system, subject to the regulations of Part 9 of the Zoning Code. Such excavations, lakes and ponds may be developed prior to submittal of construction plans for the subdivision improvements (i.e. 10-set/final engineering plans).
11. Model homes, residential sales centers, and temporary construction trailers during site development and prior to buildout. Associated parking for rental or sales activities is permitted adjacent to model units.

B. Density. The maximum gross density of the PUD shall not exceed 7 units per gross acre. The PUD site plan proposes development of sixty (60) single-family townhomes on the Property.

C. Permitted accessory uses and structures. Accessory uses and "accessory uses and structures in a residential district" are allowed in accordance with section 656.403, Jacksonville Zoning Code.

D. Permissible uses by exception. None.

E. Limitations on permitted or permissible uses by exception. N/A

F. Lot requirements.

1. Minimum lot requirement (width and area).
 - a) Width – 15 feet; 25 feet for end units.
 - b) Area – 1,500 square feet.
2. Maximum lot coverage by buildings and structures at ground level: 70%
3. Minimum yard requirements. The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are as follows:
 - a) Front – 20 feet to the garage face and 15 feet to other portions of the building façade.
 - b) Side – 0 feet; 10 feet for end units.
 - c) Rear – 10 feet to the lot line or the top of bank of a pond, where the lot line extends into the pond. HVAC units may be placed in the required rear yard.
4. Building height. The maximum building height of all buildings and structures is thirty-five (35) feet. See definition of “Building height,” Jacksonville Zoning Code Part 16.

G. Impervious surface ratios. The maximum impervious surface ratio is 75%.

H. Recreation. Given the relatively small size of the proposed development, it is well below the 100 townhome unit threshold that causes a requirement for separate on-site recreation from that within individual lots. However, open space areas are included in the site plan as shown.

I. Differences from usual application of Zoning Code. (Comparing to RLD-TNH zoning)

1. Churches, golf courses, and country clubs were omitted from the allowed list of uses. None of the uses allowed by exception in RLD-TNH, including cemeteries, schools, borrow pits, bed and breakfast establishments, are proposed to be allowed by exception. Model homes, sales centers and construction trailers are listed as a proposed allowed use prior to buildout. Amenity centers and mail centers are specifically proposed for clarification.

2. A PUD Site Plan is included with this application, showing the areas proposed for homes, the sidewalk plan, stormwater ponds, access, and recreation areas. A rezoning to a conventional zoning district does not require a site plan.
3. A six-foot wide sidewalk is proposed along one side (only) of the primary entrance road. This varies from section 654.133(f), which normally requires six-foot wide sidewalks on both sides of subdivision entrance streets. The proposed sidewalk plan is proportionate to the scale of the proposed development and the fact that homes are proposed on only one side of the entrance street for most of its length.
4. The setback requirements are streamlined and clarified. Where sidewalks abut townhome front yards, the sidewalks will be within the right-of-way.

III. DESIGN GUIDELINES

A. Ingress, Egress and Circulation.

1. **Parking Requirements.** A minimum of two spaces of off-street parking will be provided per dwelling unit. In addition, one guest parking space shall be provided for every three townhome units.
2. **Vehicular Access.** Vehicular access shall be provided via a single access point on Belfort Road as shown on the Site Plan.
3. **Pedestrian Access.** A pedestrian circulation plan is shown on the Site Plan.

B. Signage. Signage shall be consistent with Part 13 of the Zoning Code, which allows for one double-faced or two single-faced neighborhood identification signs per entrance, not to exceed twenty-four square feet in area.

C. Landscaping. Landscaping and tree protection shall be consistent with Part 12 of the Zoning Code. As a transition between “uncomplimentary uses” under the Zoning Code, an uncomplimentary use buffer (section 656.1216, Zoning Code) will be provided where townhome lots are adjacent to single family lots adjacent to the project. This uncomplimentary use buffer will include a six-foot-high, at least 95% opaque vinyl fence, unless a similar fence already exists on the shared boundary.

D. Open space. At least 10 percent of the total Property will be passive open space or wetland, which may consist of, in part, a stormwater pond area.

E. Utilities. Utilities (water, sanitary sewer, and electric) will be provided by JEA.

F. Wetlands. Wetlands that are present on the Property will be managed in accordance with an applicable Environmental Resource Permit from St. Johns River Water Management District (SJRWMD), and any other local, state, and federal requirements. The Site Plan identifies the wetlands areas that will be preserved and maintained on the Property.

G. Stormwater retention. Stormwater treatment facilities will be designed and installed in accordance with the rules of the SJRWMD.

H. Schedule. Construction is anticipated to occur in one phase, with horizontal construction expected to be completed within two (2) years of commencement of construction. Lot development will occur based on market conditions. Upon approval of the construction plans for the infrastructure improvements within the property, the developer may seek and obtain building permits for the construction of residential model homes prior to the recordation of the plat(s) for the property.

I. Continued operation and maintenance. Long term, common areas will be maintained by a property owners association and funded by assessments imposed upon the residential lots through a declaration of covenants and restrictions. The property owners association will be established prior to completion of any phase of development, certificate of occupancy, and prior to any modification requested of the PUD. Evidence of the establishment of the legal entity shall be submitted along with the initial permit requests to the Building Inspection Division.

J. Conformance to Zoning Overlay. Not applicable.

IV. DEVELOPMENTAL 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 then-existing and proposed uses within the property, and showing the general layout of the overall property. In the event of a conflict between the Site Plan and this Written Description, this Written Description shall take precedence.

V. JUSTIFICATION FOR PLANNED DEVELOPMENT CLASSIFICATION

The proposed development is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Zoning Code. This PUD, a form of customized zoning, allows for unique provisions concerning allowable uses and development criteria.

VI. EXISTING SITE CHARACTERISTICS

The Property is primarily wooded/vegetated land and wetland, containing two single-family homes.

VII. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan.

The proposed zoning is consistent with the Comprehensive Plan. Moreover, the proposed zoning is consistent with and furthers the following Goals, Objectives, and Policies:

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.

- *Analysis:* The rezoning of the property to PUD will permit development consistent with the land use for the Property, but also allow for a single-family townhome subdivision with more diversity in lot sizes in the immediate vicinity.

Goal 3: To achieve a well-balanced and organized combination of residential, nonresidential, 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.

- *Analysis:* The proposed zoning allows for appropriate infill residential development in a rural area.

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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

- *Analysis:* The proposed use is compatible with the surrounding uses and consistent with the proposed future land use designation for the property. Development will allow for more efficient delivery of urban services in the Belfort Road area.

- Future Land Use Element

1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use, pattern, 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.

B. Consistency with the Concurrency Management System. The property will be developed consistent with the applicable concurrency and mobility management regulations of the City of Jacksonville.

C. Allocation of residential land use. The residential uses proposed in this PUD would be in an area designated for low density residential uses under the Comprehensive Plan.

D. Internal compatibility/vehicular access. The proposed uses are compatible with each other. Vehicular access is provided to Belfort Road south of the traffic light at Hogan Road.

E. External compatibility/intensity of development. A six-foot-high, at least 95% opaque vinyl fence will be provided where townhome lots abut existing single-family homes adjacent to the PUD, unless a similar fence already exists on the shared boundary . As to other boundaries of the PUD, the proposed development is consistent with the existing and planned uses of the surrounding properties and will not have any avoidable or undue adverse impact on existing or planned surrounding uses.

F. Recreation/open space. Significant open space is provided on the site. The project is well below the 100-unit threshold for on-site recreation.

G. Impact on wetlands. See the wetlands requirements proposed above.

H. Listed species regulations. Development of the project will comply with the Endangered Species Act and other laws concerning the protection of listed species.

I. Off-Street parking & loading. See the parking requirements proposed above.

J. Sidewalks, trails & bikeways. The Site Plan provides for a sidewalk for pedestrian circulation.

VIII. DEVELOPMENT TEAM

A. Developer:

The Alterra Group
Attn: Levi Ritter
8825 Perimeter Park Blvd., Suite 104
Jacksonville, Florida 32216
Phone: (904) 399-0134
email: lritter@alterragroup.com

B. Engineer:

Sessell Boring, P.E.
Hill, Boring & Associates, Inc.
8825 Perimeter Park Blvd., Suite 201
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C. Agent/Attorney:

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IX. LANDOWNERS, TAX PARCEL IDENTIFICATION, AND ADDRESSES

Parcel	Landowner	Tax Parcel ID #	Address
2	Belfort Landing LLC, by deed from Robert E. Taylor, Jr. and Kellie K. Schultz, as Co-Successor Trustee(s) of Margaret M. Taylor Living Trust	154196-0000	0 Belfort Road
3	Belfort Landing LLC, by deed from Kellie K. Schultz and Robert E. Taylor, Jr., individually	154197-0000	2630 Belfort Road
5	Belfort Landing LLC, by deed from Robert E. Taylor, Jr. and Kellie K. Schultz, as Co-Trustee(s) of Robert E. Taylor Living Trust	154198-0000	2522 Belfort Road
6	Belfort Landing LLC, by deed from Robert E. Taylor, Jr. and Kellie K. Schultz, as Co-Successor Trustee(s) of Margaret M. Taylor Living Trust	154542-0010	0 Synhoff Drive