

EXHIBIT “D”

Villages of Hope PUD Written Description October 16, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Category: MDR
- B. Current Zoning District: RMD-A
- C. Requested Zoning District: PUD
- D. Real Estate Number: 014288-0000

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 1.3± acres of property (the “Property”) from RMD-A to Planned Unit Development (PUD). The subject property is located between Firestone Road and I-295, north of 103rd Street, as shown on Exhibit “K”. The Property is more particularly described in the legal description attached as Exhibit “1” to this application.

The purpose of this application is to permit the development of a therapeutic community of up to fifteen (15) single family detached “tiny house” dwelling units as an **additional** development scheme on the Property. The existing RMD-A development rights shall remain valid and in effect, and following approval of this application, the Property may be developed pursuant to either the development standards set forth herein, or pursuant to the RMD-A development standards. This application provides the authorization and development standards for a therapeutic community utilizing tiny houses, but is not intended to limit permitted development on the Property thereto. A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Site Plan”).

III. PUD DEVELOPMENT CRITERIA

A. Description of Tiny House Community Uses and Development Criteria

1. *Permitted uses.* Up to fifteen (15) single family detached residential dwelling units measuring 18’ by 46’ in size. The existing single family residential structure may remain and may be utilized as a community center with a resident community manager, community office space, meal hall, and meeting space for therapy services.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code, provided, however, that the yard and setback restrictions of Section 656.403(a) do

not apply to such uses and structures. In addition, accessory uses and structures may be located within any required buffer.

3. *Minimum lot requirement (width and area).* 1.3 acres.
4. *Maximum lot coverage by all buildings.* Fifty percent (50%).
5. *Impervious surface ratio.* Seventy percent (70%).
6. *Minimum Yard Requirements and Building Setbacks.* The tiny house dwelling units will be set back a minimum of twenty (20) feet from the Property boundaries. There will be a minimum of ten (10) feet between tiny house dwelling units, however, shared decks/patios are permitted between dwelling units and may take up the entire ten (10) foot area between dwelling units.
7. *Maximum height of structure.* Thirty-five (35) feet. Spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

B. Overall Development Criteria.

1. *Access.* As shown on the Site Plan, access to the site will be available via Firestone Road, and may be gated.
2. *Pedestrian Circulation.* Internal sidewalks will be provided.
3. *Recreational/Open Space.* No recreational amenities will be provided.
4. *Parking and Loading Requirements.* A minimum of five (5) parking spaces (which includes an ADA space) be provided in an off-street parking lot located next to the community center. No loading spaces are required.
5. *Signage.* One (1) double-faced monument sign no greater than twenty-four (24) square feet in area on each face and eight (8) feet in height, is permitted. Alternatively, wall signage up to twenty-four (24) square feet is permitted on the perimeter fencing or the community center.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary to 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.

6. *Landscaping/fencing.* A ten (10) foot uncomplimentary use landscape buffer will be provided on the north and south boundaries of the Property. Drainage swales may be located in the buffers. Otherwise, no perimeter buffer and no vehicle use area landscaping is required. A six (6) foot vinyl fence will be installed on the Property boundaries.
7. *Architectural Design.* Buildings (including roof types and facades), structures and signage will be constructed and painted with materials which are aesthetically compatible.
8. *Lighting.* Any lighting within the PUD shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on adjacent uses.
9. *Stormwater Retention.* The Property will utilize an onsite stormwater retention/detention system. Drainage swales may be located in the uncomplimentary use buffers.
10. *Utilities.* Electric utility, water and sewer services will be provided by the JEA.
11. *Maintenance of Common Areas and Infrastructure.* Any common areas and/or infrastructure within the Property will be maintained by the owner and/or a management company.
12. *Conceptual Site Plan.* The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the 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. The Site Plan is schematic and may change prior to development, subject to the review and approval of the Planning and Development Department.
13. *Modifications.* Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be permitted by a minor modification. PUD amendments, including administrative modification,

minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.

IV. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan:** The Property is located within the MDR land use category according to the Future Land Use Map of the 2030 Comprehensive Plan, which permits the proposed use.
- B. **Roadways / Consistency with the Concurrency Management System:** The development of the Property will comply with the requirements of the Concurrency and Mobility Management System.
- C. **Allocation of Residential Land Use:** This proposed development will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan.
- D. **Internal Compatibility:** The Site Plan attached as Exhibit "E" addresses access and circulation within the site. Access to the site is permitted from Firestone Road and may be gated. The PUD contains special provisions for signage, landscaping, parking, and other issues. Architectural design guidelines within the PUD will provide that buildings, structures and signage within the Property are constructed and painted with materials which are aesthetically compatible. Final engineering plans will be subject to review and approval of the City Traffic Engineer.
- E. **External Compatibility / Intensity of Development:** The proposed PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.
- F. **Usable Open Spaces, Plazas, Recreation Areas:** No recreational amenities will be provided.
- G. **Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.
- H. **Listed Species Regulations:** N/A
- I. **Off-Street Parking & Loading Requirements:** A minimum of five (5) parking spaces (which includes an ADA space) be provided in an off-street parking lot located next to the community center. No loading spaces are required.

J. Pedestrian Circulation System: An internal sidewalk will be provided.

V. ADDITIONAL 656.341 CRITERIA

A. Professional Consultants: Planner/architect: N/A. Engineer: Dominion Engineering Group, Inc. Developer: Lennar Homes, LLC.

B. Differences from the Usual Application of the Zoning Code: The PUD differs from the usual application of the Zoning Code in the following respects: it binds 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, with unique smaller home designs that would not be required or allowed through a strict application of the existing zoning code. Because of the nature of the design concept, the following provisions of the Zoning Code will not apply: i) Chapter 656, Part 4, Subpart C – Architectural and Aesthetic Regulations for Single Family Dwellings; ii) Chapter 656, Part 6 – Off-Street Parking, On-Street Parking and Loading for Motor Vehicles; iii) Chapter 656.420 – Recreation and Open Space Standards; iv) Chapter 656, Part 12 – Landscape and Tree Protection Regulations.

C. Land Coverage of All Buildings and Structures/Nonresidential Floor Area: Not to exceed fifty percent (50%) of the Property.

D. Amount of Public and Private Rights of Way: None.

E. Operation and Maintenance of Areas and Functions: Any common areas and/or infrastructure within the Property will be maintained by the owner and/or a management company.

EXHIBIT F

PUD Name **Villages of hope**

Land Use Table

Total gross acreage	1.29 Acres	100 %
Amount of each different land use by acreage		
Single family	1.29 Acres	100 %
Total number of dwelling units	14 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	0 Acres	0 %
Industrial	0 Acres	0 %
Other land use	0.129 Acres	10 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0.7 Acres	55 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	16,858 Sq. Ft.	30 %