

EXHIBIT D
Pud Written Description

FORT CAROLINE TOWNHOMES PUD
November 27, 2024

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 11.38 acres of property to permit townhome development on the property located at 7535 Ft. Caroline Road (RE# 109044 0290) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. The Property is located within the LDR land use category, the Suburban Development Area, and is zoned RLD-90.

The Property is partially developed with a church fronting Ft. Caroline Road and is surrounded by another church and single-family homes. This PUD is filed to permit infill townhome development on the undeveloped portion of the Property between the Churches and single-family homes. Access to the Property shall be by way of Allenby Drive, substantially as shown on the Site Plan filed herewith.

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	LDR	RLD-90	Single family
South	LDR	RLD-90	Churches
West	LDR	RLD-90	Single family

- B. Project name: Fort Caroline Townhomes PUD.
- C. Project engineer: ETM.
- D. Project developer: RCBF Properties, LLC.
- 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: 109044 0290.

II. QUANTITATIVE DATA

- A. Total acreage: 11.38 acres.
- B. Proposed number of townhomes: 69 units

III. STATEMENTS

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

This PUD adopts the RLD-TNH zoning district with the following modifications that are reflected herein or as conditions to the PUD:

- 1. Front yards are reduced to twenty (20) feet.
- 2. The minimum building setback from the eastern property line abutting the Colony Cove subdivision shall be one hundred forty (140) feet as depicted on the site plan.

- B. Explanation of proposed deviations or waivers.

- 1. Front yard setbacks are reduced by two (2) feet in order to maximize perimeter setback and buffer areas.
- 2. A one hundred forty (140) foot setback has been provided abutting the Colony Cove subdivision pursuant to a commitment to locate stormwater retention facilities along the eastern property line rather than residential buildings.

- 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 or 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, including cottages as provided in Section 656.306 of the Zoning Code.
- 2. Townhomes, subject to the specifications herein, which shall supersede the regulations in Section 656.414.
- 3. Foster care homes.

4. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
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.
7. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
8. Golf courses meeting the performance standards and development criteria set forth in Part 4.
9. 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.
10. Country clubs meeting the performance standards and development criteria set forth in Part 4.
11. Home Occupations meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

1. Cemeteries and mausoleums but not funeral homes or mortuaries.
2. Schools meeting the performance standards and development criteria set forth in Part 4.
3. Borrow pits subject to the regulations contained in Part 9.
4. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
5. Day care centers meeting the performance standards and development criteria set forth in Part 4.
6. Animals other than household pets meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403 of the Zoning Code.

V. DESIGN GUIDELINES

A. Lot requirements for townhomes:

1. Minimum lot width: Fifteen (15) feet; twenty-five (25) feet for end units.
2. Minimum lot area: One thousand five hundred (1,500) square feet.
3. Maximum lot coverage by all buildings: Seventy percent (70%). Maximum impervious surface ratio as required by Section 654.129.
4. Minimum yard requirements:
 - a. Front – Twenty (20) feet.
 - b. Side – Zero (0) feet; ten (10) feet for end units.
 - c. Rear – Ten (10) feet.
5. Maximum height of structures: Thirty-five (35) feet.
6. The minimum building setback from the eastern property line abutting the Colony Cove subdivision shall be one hundred forty (140) feet as depicted on the site plan.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking for townhomes shall be provided at a minimum ratio of two (2) spaces per unit. Guest parking is provided at a rate of one (1) space per three (3) units and may be provide on-street or off-street. Guest parking may be provided on a lot or parcel that is (or will be) owned or managed by the HOA or a similar entity. The exact location of guest parking spaces, if any, shall be finalized at 10-set submittal and shall be subject to the review and approval of the Planning and Development Department. Separately designated loading spaces are not required for townhome development. All other uses shall provide parking pursuant to Part 6 of the Zoning Code.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of Allenby Drive, as conceptually shown on the Site Plan. Allenby Drive will be constructed to City standards through the northern most access drive. Internal roads on the Property are intended to be privately owned and maintained; provided, however, that the Developer, its successors and assigns, reserve the ability to dedicate such

roads to the City. Internal roads shall terminate in a standard cul-de-sac if dedicated to the City.

3. *Pedestrian Access.* As required by City regulations.
- C. **Signs:** Signs for this development shall be consistent with the requirements for the RLD-TNH zoning district as set forth in Part 13 of the Zoning Code.
- 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.

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 $\frac{1}{4}$ mile from the proposed subdivision.
 - ii. Each lot is a minimum of $\frac{1}{2}$ 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. Policy 1.3.3 - The City shall require through the development review process, the interconnections of land uses in order to reduce the need for trip generation and encourage alternative methods of movement. The development review criteria shall include provisions for convenient on-site traffic flow, considering need for vehicular parking.
10. Objective 3.1 - Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for residents. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan

Category Descriptions of the Operative Provisions of the Comprehensive Plan and Land Development Regulations.

11. Policy 3.1.2 - Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.
12. 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.

Housing Element

13. Objective 1.1 The City shall assist the private sector in providing an adequate supply of new dwelling units of various types, sizes and costs. The City needs to add an estimated 92,282 units between 2020 and 2045 in order to keep pace with population growth and/or fluctuations in market forces and migration patterns.
 14. Policy 1.1.3: The City's Planning and Development Department shall ensure that the Future Land Use Element shall include an adequate supply of land for various types of residential uses needed in the City and that the required infrastructure will be in place concurrent with the impact of proposed developments.
- 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.** The Property is located within the LDR land use category and the Suburban Development Area. The LDR-Suburban Development Area is intended to provide low density residential development. The maximum permitted density is seven (7) units per acre when full urban services are supplied. The conceptual Site Plan filed herewith proposes sixty-nine (69) townhome lots, resulting in a density of 6.06 units per acre density.
- D. Internal compatibility.** The Site Plan attached as Exhibit E conceptually depicts access and circulation within the site. Access to the site is available from Allenby Drive. 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 provides for a transition between the church use to the south and single-family subdivisions to the north. The proposed development is consistent with and complimentary to existing uses in the area. Duplex, triplex and multifamily

developments can be found south of Ft. Caroline Road, along Townsend Boulevard and Caroline Vale Boulevard, within the MDR land use category.

- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be provided conceptually 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 for townhomes shall be provided at a minimum ratio of two (2) spaces per unit and guest parking is provided at the ratio required by Zoning Code. On-street parking spaces may be utilized to meet the minimum parking requirements. Separately designated loading spaces are not required for townhomes or multi-family development. All other uses shall provide parking pursuant to Part 6 of the Zoning Code.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

EXHIBIT F

FORT CAROLINE TOWNHOMES PUD

April 19, 2024

Land Use Table

Total gross acreage	<u>11.38</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	<u>9.73</u> Acres	<u>85.5</u> %
Total number of dwelling units	<u>73</u> D.U.	
Commercial	_____ Acres	_____ %
Industrial	_____ Acres	_____ %
Other land use	_____ Acres	_____ %
Active recreation and/or open space	<u>0.25</u> Acres	<u>2.2</u> %
Passive open space	<u>1.4</u> Acres	<u>12.3</u> %
Public and private right-of-way	_____ Acres	_____ %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.