

**EXHIBIT “D”**

**Planned Unit Development  
Amended Written Description  
October 14, 2015  
Copperleaf PUD**

**Developer:**                    **Curtis L. Hart**  
Hart Resources LLC  
8051 Tara Lane  
Jacksonville, Florida 32216  
904 993-5008 office

**Owners:**                        Davis Creek Forest Inc.  
C/o William H. Powell  
219 Newman Street  
Jacksonville, Florida 32202  
  
Sweetwater Farm Enterprises Inc.  
C/o William H. Powell  
219 Newman Street  
Jacksonville, Florida 32202

**Engineer:**                      Dominion Engineering Group, Inc.  
4348 Southpoint Blvd. Suite 204  
Jacksonville, FL 32216  
854-4500

**Surveyor:**                      Clarson and Associates.  
1643 Naldo Avenue  
Jacksonville, Florida 32207

**Property Address :**            **0 Phillips Highway**

**Zoning**                            **Current:        RR, RLD-60 and CO**  
  
**Proposed:       PUD**

The subject property is currently zoned RR and has a Residential Land Use Designation of “LDR” on the 2030 Comprehensive Plan Future Land Use Element. This PUD application is consistent with the 2030 Comprehensive Plan and the land use designation.

**Land Use**                        **LDR**

**Wetlands:** There is a small amount of wetland on the north edge of this property, as noted on the site plan. If any wetlands are impacted they will be permitted according to local, state and federal requirements.

**Wild Life Survey** With only 35.12 acres, a wildlife survey is not required.

## **DESCRIPTION OF PLAN**

The subject property is approximately 35.12 acres, hereafter referred to as the "Property", and is legally described on Exhibit 1. The Property is identified as land described under part of Real Estate Numbers 167907-0000, 168152-0100 and 168152-0300. The owners of the Property are Davis Creek Forest Inc. and Sweetwater Farm Enterprises, Inc. The Property is located at 0 Phillips Highway, immediately south of The JEA Solar Farm on Phillips Highway and is currently vacant wooded land used for silviculture purposes.

This PUD is necessary to establish the layout of the subdivision and provide for a development scheme that is compatible with the established pattern of development in the nearby area. This property is bound on the North by vacant land with a land use category of Business Park (BP), and beyond that the JEA Solar Farm with a land use category of Public Buildings and Facilities (PBF). It is bound to the East and South by a large sparsely developed area with a Multi-Use (MU) Land Use category found in Ordinance 2009-156. It is bound to the West by vacant property with a Community/General Commercial Land Use (CGC), followed by Phillips Highway/U.S. 1. This proposed 50 foot lot single family development will serve as a transition between the Commercial land uses to the North and West, and the Mixed Use land uses to the East and South.

This 35.12+- acre parcel is vacant and has an entry from Phillips Highway. Access will be off of Phillips Highway on City maintained streets. Copperleaf PUD will be developed in one or two phases and contain no more than 135 lots. All lots will have a minimum of 5,000 square feet. We are providing a park for the use of the homeowners as indicated on the site plan. There is a large City Recreation Park within 5 miles of this site also. City Sewer will be utilized by building a pump station onsite to be dedicated to JEA. In the abutting Multi-Use (MU) area to the South there are a variety of lot widths, some as small as 40 feet in width with some duplexes.

## **DIFFERENCE BETWEEN PUD AND USUAL APPLICATION**

This Application for a PUD allows for a maximum lot coverage of 65%, which would allow for larger one story homes consistent with demand in this area. It also allows for a maximum of 135 lots at a minimum lot size of 5,000 square feet. By doing a PUD it will allow the developer to provide unique architectural features and conditions.

## **CHARACTER OF LAND**

This 35.12 +- acres are currently vacant and have a topographical slope from South to North. The property has been primarily a planted pine forest.

## **PERMITTED USES:**

Detached, site-built single-family dwellings.

**PERMITTED USES BY RIGHT:**

Home Occupation meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville Zoning Code.

**PERMITTED ACCESSORY USES AND STRUCTURES:**

Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

**RESTRICTION ON USES:**

Dumpsters, propane tanks and similar appurtenances must be screened from any roadways by landscaping or opaque fencing which is aesthetically compatible with other structures located, or to be located, on the Property.

**DESIGN CRITERIA:**

- 1. *Single family Acreage:* 35.12
- 2. *Maximum number of lots:* 135
- 3. *Minimum Lot Width:* 50 feet.
- 4. *Minimum Lot Area:* 5000 square feet
- 5. *Maximum Lot Coverage:* 65% by all buildings and structures.
- 6. *Minimum Set Backs:* Front yard: 15 feet for the house front and 20 feet for the garage.  
Side Yard 5 feet,  
Rear yard 10 feet
- 7. *Maximum Building height:* 35 feet

Air conditioning or other equipment designed to serve the main structure may be located in the required rear or side yard. Where lots are located on roadway curves or cul-de-sacs the Building Restriction Line (BRL) will be 15 feet notwithstanding the lot width at the BRL. On any corner lot notwithstanding the code the side yard setback shall be 5 feet.

**ADDITIONAL DESIGN CRITERIA**

1. FENCING

Homeowners will be allowed to construct a 6-ft high fence in there rear & side yards. For Homes with a secondary front yard, homeowners will be allowed to constructed a 6-ft high fence no closer than 10 feet from the second front yard property line.

1. PARKING REOUIREMENTS

On each lot, a driveway will be provided large enough to accommodate two automobiles.

3. VEHICULAR ACCESS

Vehicular access to the property will be provided from a public street, Phillips Highway as noted on the site plan. The site plan attached as Exhibit E, and made a part of this application clearly shows the access.

4. LANDSCAPE

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code. As the property is currently under Green Belt, no tree mitigation shall be required.

5. DRAINAGE

The drainage will be routed through the Stormwater treatment system as per St. Johns River Water Management District criteria, treated and then discharged. Stormwater retention systems will be constructed on site as needed.

6. PHASING

This project may be developed in one or two phases and development will commence after permits are issued.

7. UTILITIES

The project will be served with public water and sewer service by JEA.

8. SIGNAGE

At developer's option, either (i) one non-illuminated double faced sign not exceeding a maximum of twenty-four (24) square feet in area, excluding border and columns, or (ii) a maximum of two single-faced signs, non-illuminated, not exceeding a maximum of twenty-four (24) square feet in area, per sign, excluding border and columns, may be erected along Phillips Highway on either side of the subdivision entrance road, and/or in a median within the subdivision entrance road. Sign materials shall include brick, stone or stucco borders and/or columns. Front entrance signage shall be landscaped and irrigated and may have indirect lighting.

Also, there will be particular signage relative to lot and home sales i.e.: for sale signs, informative contractor signs, model home signs, etc. Real estate signs (in compliance with Section 656.1306, Zoning Code) and construction signs (in compliance with Section 656.1307, Zoning Code) also will be permitted. Temporary sign(s) of a maximum of twenty-four (24) square feet in area and twelve (12) feet in height for model homes also shall be permitted. All maintenance of signs shall be the responsibility of Developer and/or owners association.

9. SIDEWALKS

Sidewalks will be provided as per the requirements of the City of Jacksonville Comprehensive Plan.

10. RECREATION AND OPEN SPACES

We are providing a park for the use of the homeowners as indicated on the site plan. There is a large City Recreation Park within 5 miles of this site.

11. LEGEND

A. Total Gross Acres	35.12+- Acres
B. Amount of Land Use as LDR	15.57 Acres
C. Total Number of Units Single Family:	135
D. Total Passive Open Space (Ponds, Wetlands, Park & Uplands)	13.48 Acres
E. Amount of Public & Private R/W	5.54 Acres.
F. Maximum Lot Coverage	65%

12. CIRCULATION AND ROADWAY DESIGN

Prior to verification of substantial compliance pursuant to Section 656.34 1(G) Zoning Code, the vehicular access and design of said access Points and interior vehicular circulation,

connections, and termination of Roadways including design of pavement, right-of-way width, and general design, will be submitted to Planning Department, Transportation Planning, Public Works and Traffic Engineer. This roadway layout is a conceptual and may be adjusted for engineering, geometry and other requirements.

13. HOMEOWNER ASSOCIATION

A Homeowner Association will be in place to provide for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided or operated or maintained by the city.

**SUCCESSOR IN TITLE**

All successors in title to the property shall be bound to the terms and conditions of this PUD.