

EXHIBIT D

WRITTEN DESCRIPTION

For

TOWNSEND VILLAGE PUD

December 23, 2015 (Revised)

I. PROJECT DESCRIPTION

A. This 7.2 acre single-family residential project is located on the East side of Townsend Boulevard, just South of Ft. Caroline Road in the City of Jacksonville. The entrance to this development will be on Townsend Village Lane off of Townsend Boulevard. In 2006, the site was planned for five buildings, containing seventy five condominium units that were never built. As such, the subject parcel continues to sit vacant.

B. Project Architect/Planner: Kimley-Horn and Associates
12740 Gran Bay Parkway West
Suite 2350
Jacksonville, Fl. 32258
904-828-3900

C. Project Engineer: Kimley-Horn and Associates
12740 Gran Bay Parkway West
Suite 2350
Jacksonville, Fl. 32258
904-828-3900

D. Project Developer: RLH Constriction, LLC
5500 Vista View Way
Oviedo, FL 32765
(407) 384-1908

E. Current Land Use Category: Medium Density Residential (MDR)

F. Current Zoning District: Planned Unit Development (PUD)
Ordinance 2006-909-E

G. Requested Land Use Category: Medium Density Residential (MDR)

H. Requested Zoning District: Planned Unit Development (PUD)

I. Real Estate Number(s): 111362 0500

II. QUANTITATIVE DATA

Total Gross Acreage acres:	7.2 acres
Single family acres:	7.2 acres
Total number of units:	39 Single Family Dwellings
Multiple Family acres:	0 Multi-Family Units
Total number of units:	39 Single Family Dwellings
Active recreation and/or open space:	None
Passive open space, wetlands, ponds:	2.88 acres
Public and private right-of-way:	1.63 acres
Maximum Lot Coverage:	50%

III. STATEMENTS

- A. The proposed PUD stipulates only two minor differences from the usual application of the RLD-40 zoning district within the City of Jacksonville's Zoning Code. First, this PUD will have a required six-foot high, 85% opaque wooden fence adjacent to the single family subdivision along the eastern property line. And second, this PUD will allow less permitted uses and uses by exception thereby providing for a small subdivision with less intensive uses.
- B. A Homeowners' Association for the development shall be responsible for the maintenance of the common areas. The street will be dedicated to and maintained by the City of Jacksonville.
- C. The subject property is currently zoned PUD (Ordinance 2006-909-E). That PUD limits the development of this property to five (5) residential buildings containing seventy-five (75) condominium units only. As such, a rezoning to PUD is required to permit a single family development. This single family development will fulfill housing needs to various lifestyles and income levels on an undeveloped infill parcel in the heart of Arlington. The housing type should appeal to first time home buyers, retirees and other buyers. This development will have a positive impact on the area and increase the property values of the other older homes in the vicinity.
- D. As this project comprises of only 39 single family lots, the developer fully intends to complete build-out within a single 5-year phase but may take as much as 10 years depending on market conditions.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- (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 City of Jacksonville's Zoning Code.
- (5) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville's Zoning Code.
- (6) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4 of the City of Jacksonville's Zoning Code.
- (7) 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 of the City of Jacksonville's Zoning Code.
- (8) Home occupations meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville's Zoning Code.

B. Permissible Uses by Exception:

- (1) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.
- (2) Day care centers meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville's Zoning Code.
- (3) Home occupations meeting the performance standards and development criteria set forth in Part 4 of the City of Jacksonville's Zoning Code.

C. Permitted Accessory Uses and Structures:

Permitted accessory uses and structures shall be consistent with Section 656.403 of the City of Jacksonville's Zoning Code

V. DESIGN GUIDELINES

A. Lot Requirements:

(1) Typical Lots:

a. <i>Minimum lot area:</i>	<i>4000 sf</i>
b. <i>Minimum lot width:</i>	<i>40 feet</i>
c. <i>Maximum lot coverage:</i>	<i>50%</i>
d. <i>Minimum front yard:</i>	<i>20 feet</i>
e. <i>Minimum side yard:</i>	<i>3 feet</i>
f. <i>Minimum rear yard:</i>	<i>10 feet</i>
g. <i>Maximum height of structures:</i>	<i>35 feet</i>

(2) Corner Lots:

a. <i>Minimum lot area:</i>	<i>4000 sf</i>
b. <i>Minimum lot width:</i>	<i>40 feet</i>
c. <i>Maximum lot coverage:</i>	<i>50%</i>
d. <i>Minimum Primary front yard:</i>	<i>20 feet</i>
e. <i>Minimum side yard:</i>	<i>3 feet</i>
f. <i>Minimum Secondary front yard:</i>	<i>5 feet</i>
g. <i>Maximum height of structures:</i>	<i>35 feet</i>

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* The parking requirements for this single family residential development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of Townsend Village Lane, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

Signs shall comply with Chapter 656, Part 13 of the City of Jacksonville's Zoning Code.

D. Landscaping:

A 6-foot 85% opaque wooden fence shall be required adjacent to the single family subdivision along the eastern property line. Otherwise, the Property shall be developed in accordance with Part 12 (Landscape Regulations) of the Zoning Code.

E. Recreation and Open Space:

Recreation area shall comply with Section 656.420 of the City of Jacksonville's Zoning Code.

F. Utilities

Water, Sanitary Sewer and Electric will all be provided by JEA.

G. Wetlands

There are no wetlands with the project boundaries.

VI. DEVELOPMENT 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.