

EXHIBIT D

PUD Written Description

CALEB'S COVE PUD

December 7, 2015 (Revised June 22, 2016)

I. PURPOSE AND INTENT

It is the purpose and intent of this PUD to provide flexibility in planning, design and development; to provide an environment compatible with surrounding land use; to encourage the preservation of the natural site features; thereby promoting the public health, safety, morals, order, comfort, convenience, appearance, prosperity, and the general welfare of the community. The PUD will create a unified development plan potentially incorporating shared access, utilities, stormwater treatment and other development criteria as may be necessary. The creation of a master planned development affords an efficient use of the land. This PUD will also provide the needed facilities for residents and all the positive economic impacts to the community it creates.

The site consists of 18.45+/- acres of land located on the east side of Lem Turner Road, north of Jerry Lane and south of Oasis Street.

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Current Land Use Category: LDR (Low Density Residential) and CGC (Community General Commercial)

Current Zoning District: RR-Acre (Residential Rural-Acre) and CCG-2 (Commercial Community General-2)

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| Requested Land Use Category: | LDR (Low Density Residential) |
| Requested Zoning District: | PUD (Planned Unit Development) |
| Real Estate Numbers(s): | 021048-0000/ 021047-0000 & 021049-0000 |
| Total Acreage: | 18.45+/- acres. |
| Total number of dwelling units by each type: | 65 |
| Total amount of non-residential floor area: | Not Applicable |
| Total amount of recreation: | 4,310+/- sq.ft. |
| Total amount of wetlands or open space: | 7.3+/- acres. |
| Total amount of public/private rights of way: | 2.7+/- acres. |
| Maximum coverage of all buildings and structures: | 50 percent. |
| Phase schedule of construction. | One phase. |

How does the proposed PUD differ from the usual application of the Zoning Code? This PUD district will differ from conventional zoning districts by excluding the less desirable uses found in the conventional districts. This PUD district will be specifically limited to the residential uses provided herein. Excluding the less desirable uses will make this PUD district more compatible with existing and proposed surrounding uses.

The PUD district also provides a site plan and is specific as to other design criteria unique to the subject property.

The Homeowners Association will maintain the common areas. The City will own the public areas.

There is also a companion Small Scale Land Use Amendment for the frontage along Lem Turner Road changing the Land Use Category from CGC (Community General Commercial) to LDR (Low Density Residential).

II. USES AND RESTRICTIONS

A. Permitted Uses and Structures:

1. Single Family Dwellings.

B. Permissible Use by Exception:

1. Home Occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

III. DESIGN GUIDELINES

A. Minimum lot requirements for Single Family Dwellings:

1. Width: 40 feet. (Minimum road frontage requirement for lots on a cul-de-sac is 25 feet, 32 feet for all other lots.)
2. Area: 4,000 square feet.

B. Maximum lot coverage by all building and structures: 50 Percent.

C. Minimum yard requirements:

1. Front 20 feet for front loaded garage façade. Front 15 feet for front of house façade.
2. Side 3 feet.
3. Rear 10 feet.

D. Maximum height of structure: 35 feet.

E. Accessory Structures

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

F. Ingress, Egress and Circulation:

1. Parking Requirements:

a. The parking requirements for this 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 Lem Turner Road as shown in the Site Plan.

3. Pedestrian Access:

a. Sidewalks installed in accordance with the 2030 Comprehensive Plan shall provide pedestrian access.

G. Signs:

1. The signage requirements for this development shall be consistent with the requirements of Part 13 of the Zoning Code.

H. Landscaping:

1. The Landscaping requirements for this development shall be consistent with the requirements of Part 12 of the Zoning Code. Notwithstanding this requirement the buffer standards adjacent to a public right of way will be 20 feet along Lem Turner Road, and 5 feet along Centerwood Court, Jerry Lane and Oasis Street. All of these public and private right of way buffers will include a non access easement.

I. Recreation and Open Space:

1. Open spaces consisting of a pocket park will be provided. The pocket park will include at a minimum of 2 benches, shade gazebo and tot lot.

J. Utilities:

1. Water, electric and sanitary sewer will be provided by Jacksonville Electric Authority (JEA).

K. Wetlands:

1. Appropriate permits will be obtained from the appropriate agencies to impact any wetland areas.

IV. 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 existing and proposed uses within the Property, and showing the general layout of the overall Property.

The PUD rezoning site plan is a conceptual PUD rezoning site plan for the purpose of rezoning to the PUD Zoning District. Final design is subject to change through final site planning, engineering, architectural design and market demands. All development improvements are subject to the criteria and approval of the appropriate permitting agencies.

V. JUSTIFICATION FOR PUD CLASSIFICATION FOR THIS PROJECT

The justification for the PUD zoning district which provides for a written description of the intended plan of development and site plan is as follows:

- To allow for a creative approach to the development;
- Provide a more desirable development environment than would be possible through the strict conventional application of the requirements of the Zoning Code;
- For an efficient use of land resulting in lower development costs;
- Provide an environment that will improve the characteristics of the surrounding area;
- Enhance the appearance of the area through development criteria;
- Propose land uses and intensities which will meet certain planning goals and create a balance for the community; and
- This plan and design will create a sustainable development plan.

VI. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan. According to the Future Land Use Map series (FLUMs) of the 2030 Comprehensive Plan, the designated land use category is LDR (Low Density Residential) and CGC (Community General Commercial). A Small Scale Land Use Amendment has been filed to go from CGC to LDR, which allows for the above listed uses. If the PUD is approved, the site will be consistent with the LDR land use category and the Comprehensive Plan.

B. Consistency with the Concurrency/Mobility Management System. The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency/Mobility Management System Office.

C. *Allocation of Residential Land Use.* There will be a maximum of 65 single family dwellings.

D. *Internal Compatibility/Vehicular Access.* The proposed PUD contains limitations on the residential uses permitted on the subject property as well as a common development scheme which contains provisions for signage, landscaping, sidewalks, and other issues relating to common areas and vehicular and pedestrian traffic. The site will have access from Lem Turner Road.

E. *External Compatibility/Intensity of Development.* This proposal will be consistent with the surrounding residential development in the area.

F. *Recreation/Open Space.* Recreation/open spaces consisting of a pocket park will be provided meeting the goals and objectives of the Comprehensive Plan.

G. *Impact on Wetlands.* Appropriate permits will be obtained from the appropriate agencies to impact any wetland areas.

H. *Listed Species Regulations.* The site contains less than 50 acres and therefore a listed species survey is not required.

I. *Off-Street Parking and Loading Requirements.* The site will comply with Part 6 Off-Street Parking and Loading Regulations of the Zoning Code.

J. *Sidewalks, Trails, and Bikeways.* Sidewalks will be constructed as per the goals and objectives of the Comprehensive Plan.

K. *Stormwater Retention.* Retention shall meet the requirements of agencies with jurisdiction.

L. *Utilities.* The Jacksonville Electric Authority (JEA) will provide potable water service sanitary sewer and electric.