

Exhibit D

WRITTEN DESCRIPTION

PANTHER CREEK UNITS 3A AND 3B

December 28, 2016

I. PROJECT DESCRIPTION

- A. Curtis Hart/Hart Resources, LLC (the %Applicant+) proposes to rezone approximately +/- 388.2 acres of property (the %Property+) from RR-Acre and Planned Unit Development (PUD) to a Planned Unit Development (%PUD+) to permit development of the subject property as a 685 lot single family residential subdivision. This property is currently owned by Panther Creek Golf Club, Inc. The subject property is located west of Chaffee Road, north of the proposed Liberty Square development off the extension of New World Avenue, south of property lying along I-10, and east of property lying east of property accessed from Halsema Road. The property will be a continuation of the existing development in Panther Creek consisting of +/- 270 single family homes. The subject property is in close proximity to shopping, mass transportation and schools.
- B. Project Architect/Planner: William E. (Ed) Tully, II, Inc.
- C. Project Engineer: William E. (Ed) Tully, II, Inc.
- D. Project Developer: Panther Creek Golf Club, Inc.
- E. Current Land Use Category: Low Density Residential (LDR)
- F. Current Zoning District: Residential Rural (RR-Acre) and PUD
- G. Requested Zoning District: Planned Unit Development (PUD)
- H. Requested Land Use Category: Low Density Residential (LDR)
- I. Real Estate Number: 001860-0020

II. QUANTITATIVE DATA

- A. Total acreage: +/- 388 acres
- B. Maximum number of dwelling units by each type: Parcel A . 5,000 sq. ft. (RLD-50) . 360 units Parcel B . 7,000 sq. ft. (RLD-70) . 325 units

- C. Total amount of non-residential floor area: N/A
- D. Total amount of recreation area: To be provided as required by Section 656.420 of the Zoning Code
- E. Total amount of open space +/- 228 acres
- F. Total amount of public/private rights of way +/- 35.6 acres
- G. Total amount of land coverage of all buildings and structures: 50%
- H. Phase schedule of construction: initiation date: 2nd quarter 2017
completion date: 4th quarter 2021

III. STATEMENTS

- A. This proposed PUD differs from the usual application of the Zoning Code because it requires and provides a mixture of single family uses with 50q(RLD-50) and 70q(RLD-70) wide home sites.
- B. A Homeownersq Association for the development shall be responsible for the maintenance of the common areas and recreation facilities. The streets will be dedicated to and maintained by the City of Jacksonville.
- C. The Subject Property will fulfill housing needs appropriate to various lifestyles and income levels, provide a mix of housing types appealing to first time buyers, retirees and other buyers. This would have a positive impact on the area, blend with surrounding uses and help to increase the property values of the older communities in the area.

IV. USES AND RESTRICTIONS

- A. Permitted Uses: Single family dwellings and other uses allowed in RLD zoning districts as allowed by Part 656.305.A.II.(a).(4)(family day care homes),(5)(community residential homes),(6)(essential services),(9)(neighborhood parks, pocket parks, playgrounds or recreational structures) and (11)(home occupations) of the Zoning Code Temporary sales offices and construction trailers shall be allowed to be placed on site and moved throughout the site, if necessary. The number of temporary offices will not exceed four (4) at any given time and shall be removed upon the completion of all sales and construction activities on the Property. No construction trailers shall be located next to a completed and occupied home. Completed homes may be used as model homes or sales or construction offices.
- B. Permissible Uses by Exception: N/A

- C. Limitations on Permitted or Permissible Uses by Exception: N/A
- D. Permitted Accessory Uses and Structures: Accessory uses and structures are allowed as defined in Section 656.40 of the Zoning Code, provided however, that no setback shall be required to locate air conditioning compressors in a required side yard and fences, swimming pools, screened enclosures and air conditioning compressors shall be permitted in the second front yard on double frontage or through lots.

V. DESIGN GUIDELINES

A. Lot Requirements (Required setbacks shall be measured to the face of the structural wall of the home or building. Nonstructural exterior surfaces or veneers will not be considered encroachments):

- (1) Minimum lot area: Parcel A . 5,000 square feet
Parcel B . 7,000 square feet
- (2) Minimum lot width: Parcel A . 50 feet
Parcel B . 70 feet For corner lots the minimum lot width shall be increased by 5qto 55qin Parcel A and 75qin Parcel B
- (3) Maximum lot coverage: 50%
- (4) Minimum front yard: 20 feet. On corner lots one of the front yards may be reduced to 10 feet.
- (5) Minimum side yard: 5 feet
- (6) Minimum rear yard: 10 feet. A rear yard shall also include any double frontage or through lot that is shown on the plat for the development which reflects a 5q non-access easement.
- (7) Maximum height of structures: 35 feet
- (8) Minimum frontage of each lot: Equal to 80% of its required lot width provided however, that the lot frontage may be reduced to 25qon cul de sacs and curves.

B. Ingress, Egress and Circulation

(1) Parking Requirements. 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 Panther Creek Parkway which feeds off of Chaffee Road and via a connection to the proposed Liberty Square development to the south, 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.

Panther Creek Parkway will be realigned where it intersects with Chaffee Road so that it lines up at the traffic light across Chaffee Road from Falkland Road as shown by the Site Plan. Upon the Building Inspection Division's approval, final acceptance, building permits and certificates of occupancy may be obtained for up to ninety (90) lots/homes prior to the required completion of the realignment of Panther Creek Parkway.

- b. Within the Property internal access shall be provided to each home and the common areas via the streets as shown on the Site Plan which shall meet the standards required by the Code of Subdivision Regulations.

(3) Pedestrian Access.

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

C. Signs

- (1) The Applicant may construct up to two (2) permanent, single faced identity signs at at the current termination of Panther Creek parkway or one (1) permanent, double faced sign in the median of the entry road to the development. The signs may be located within the road right-of-way or on private property. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height.
- (2) Real estate and construction signs shall also be allowed on each lot as provided for by Part 656.1306 and Section 656.1307 of the Zoning Code.

D. Landscaping

Landscaping will meet the requirements of Part 12 Landscape Regulations of the Zoning Code.

E. Recreation, Open Space and Lakes and Ponds

A minimum of 1 acre of recreation area shall be provided per every 100 single family lots (and any fraction thereof) pursuant to Part 656.420 of the Zoning Code.

Construction of the Retention Areas (including the import and export of fill) as shown by the Site Plan to depths in excess of 15q may occur prior to approval of the final engineering plans by the City of Jacksonville provided that such excavations meet the minimum requirements of Part 9 of the Zoning Code and provided that each Retention Area is subsequently completed so as to comply with the final engineering plans approved by the City of Jacksonville and the St. Johns River Water Management District prior to final acceptance of the portion of the Property containing such Retention Area.

F. Utilities

Water, sanitary sewer and electric will be provided by JEA.

G. Wetlands

The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District and all other local, state and federal requirements. The site plan has been designed to minimize impacts to wetlands.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with the 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.

VII. 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 is Low Density Residential (LDR), which allows for the use requested in the subject PUD.
- B. Consistency with the Concurrency and Mobility Management System: The PUD will satisfy all concurrency requirements as required by the City of Jacksonville Concurrency Management System Office.
- C. Allocation of Residential Land Use: The PUD provides for residential uses which are in compliance with the requirements of the 2030 Comprehensive Plan.
- D. Internal Compatibility/Vehicular Access: Vehicular access will be from Panther Creek Parkway and the connection to the proposed Liberty Square development to the south. All uses are for single family.

- E. External Compatibility/Intensity of Development: The proposed density and uses are compatible with residential development in the area.
- F. Recreation/Open Space: The PUD will provide a recreation/common area for the community as required by Part 656.420 of the Zoning Code. In addition, ponds and wetlands total approximately 221 acres and provide additional open space.
- G. Impact on Wetlands: The Property will be developed in accordance with the permit requirements of the local, state and federal agencies with jurisdiction.
- H. Listed Species Regulations: A listed species study for the Property has been completed and is attached as Exhibit ~~4~~ 3. No listed species were noted during the study.
- I. Off Street Parking and Loading Requirements: Parking will be provided for each home as required by Part 6 of the Zoning Code.
- J. Sidewalks, Trails and Bikeways: Sidewalks will be constructed as required by the 2030 Comprehensive Plan.
- K. Stormwater Retention: A total of 56 acres (9) ponds are proposed to be constructed on the Property and will be maintained by the Homeowners Association.
- L. Utilities: The Jacksonville Electric Authority will provide all utilities.