

# Exhibit D

## PUD WRITTEN DESCRIPTION

Copper Ridge PUD

January 26, 2018

RE #: 016381-0010, 016387-1000, 016391-0010, 016391-0020, 016391-0110

### I. PROJECT DESCRIPTION

The site is currently designated Low Density Residential (LDR) on the Future Land Use Map (FLUM). The purpose of this PUD is to allow a single-family subdivision. The PUD will create a unified development plan incorporating a similar design theme and other development criteria. The creation of a master planned development affords an efficient use of the land and greatly lowers the intensity of the current PUD on the site.

- A. **Project Name:** Copper Ridge PUD
- B. **Project Architect/Planner:** Dunn & Associates, Inc.
- C. **Project Engineer:** Dunn & Associates, Inc.

### II. QUANTITATIVE DATA

- Total Acreage:** 295.77 acres
- Total number of dwelling units:** 310
- Total amount of non-residential floor area:** 0
- Total amount of recreation area:** 3.10 acres
- Total amount of open space:** 200 acres

### III. USES AND RESTRICTIONS

- A. **Permitted Uses and Structures**
  - 1. Single-family dwellings
  - 2. 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

#### Permitted Accessory Use and Structures.

- 1. In accordance with section 656.403 (Accessory Uses and Structures).

#### **IV. DESIGN GUIDELINES**

##### **A. Single-Family Residential Uses. Minimum lot requirements and building requirements shall be in accordance with the requirements provided herein.**

Minimum lot area:	6,000 s.f.
Minimum lot width:	50 ft.
Maximum lot coverage:	50 percent
Minimum front yard:	20 ft.
Minimum side yard:	5 ft.
Minimum rear yard:	10 ft.
Maximum height of structures:	35 ft.

##### **B. Ingress, Egress and Circulation**

- (1) *Vehicle Access.* Vehicular access shall be via Cecil Connector Road, as shown on the site plan.
- (2) *Pedestrian Access.*
  - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan or as approved by the City of Jacksonville Planning and Development Department.

##### **C. Signage**

One (1) double-faced or two (2) single-faced signs not to exceed twenty-four (24) square feet in area is permitted at each entrance to the site. Signs may be internally or externally illuminated. Directional signs not exceeding a maximum of eight (8) square feet in area. Other signs shall be meet the requirements of Part 13 of the Zoning Code.

##### **D. Landscaping**

The Property will be developed in accordance with Part 12 of the Zoning Code.

##### **E. Recreation and Open Space Single-Family Residential Use**

Recreation area and open space shall be provided as shown on the site plan.

## **F. Utilities**

All utilities and improvements, as well as any other public works/engineering related issues will be designed and constructed in accordance with the standards and specifications of the City of Jacksonville, Public Works Department and JEA.

- (1) Water will be provided by JEA.
- (2) Sanitary sewer will be provided by JEA.
- (3) Electric will be provided by JEA.

## **G. Wetlands**

Wetlands will be permitted according to local, state and federal requirements.

## **H. Site Plan and Modifications**

The site plan approved as part of this PUD is a conceptual. Final design is subject to change through final site planning, engineering design, permitting and other regulatory approvals. Amendments to the approved PUD may be accomplished by administrative deviation or by minor modification. PUD amendments, including administrative deviations, minor modifications or rezonings, may be sought for individual parcels or access points within the PUD. All development improvements are subject to appropriate local, State and Federal permitting agencies.

## **I. Westerly Boundary**

Developer shall install an eight foot (8') vinyl fence along the westerly boundary at the location abutting homes on the site plan. Additionally at said location, developer shall install alternating an oak tree one inch (1") in diameter and a crepe myrtle every fifty feet (50').

## **J. Boulevard Roadway**

The site plan contains a large boulevard roadway connecting Cecil Connector Road to lands of the Airport Authority to the north. The boulevard roadway is being provided as an accommodation to the City of Jacksonville. The City of Jacksonville will pay for the construction of the boulevard roadway, including actual costs, soft costs, and land value. The funds will be provided through credit against mobility fees or from mobility fees collected in the sector. If the City declines to enter into a development agreement paying for the boulevard roadway within six (6) months of the approval of the PUD, the road may be constructed as a two lane local road.

## V. 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.

## VI. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is compatible with the City of Jacksonville's 2030 Comprehensive Plan, as proposed to be amended. The proposed development will be beneficial to the surrounding neighborhood and community by greatly lowering the density and intensity of uses. The design and layout of the PUD accomplishes the following:

- A. Creative in its approach through the use of existing land use designation;
- B. Provide a more desirable development than would be possible through the strict application of the existing land use;
- C. Provide a development that will improve the characteristics of the surrounding area which the current future land use does not;
- D. Enhance the appearance of the area through development criteria and use of LDR;
- E. Supportive of the property values and a substantial improvement of the quality of development on the property as of the date hereof; and,

## VII. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is currently designated LDR. FLUM Amendment has been filed. The uses proposed herein are consistent with the designation of LDR.
- B. *Consistency with the Concurrency Management System.* The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency and Mobility Management System Office (CMMSO) as modified by a development agreement to allow mobility fees to be used to construct the boulevard roadway.
- C. *Allocation of Residential Land Use.* The proposed PUD allows for a development program of approximately 310 single-family dwellings as herein described.
- D. *Internal Compatibility/Vehicular Access.* The proposed PUD contains limitations on the uses permitted on the Property as well as a common development scheme that contains provisions for signage, landscaping, sidewalks, recreation and open

space and other requirements relating to common areas and vehicular and pedestrian traffic. The final design and engineering plans shall be subject to the review and approval of the City Traffic Engineer.

- E.** *External Compatibility/Intensity of Development.* The aesthetic and design guidelines contained in the PUD will positively contribute to the residential developments in the general area.
- F.** *Impact of Wetlands.* The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District, the Department of Environmental Protection and the U.S. Army Corps of Engineers.
- G.** *Listed Species Regulations.* N/A.
- H.** *Sidewalks, Trails, and Bikeways.* Sidewalks will be constructed consistent with the 2030 Comprehensive Plan.
- I.** *Stormwater Retention.* Retention shall meet the requirements of the City of Jacksonville and all other state and local agencies with jurisdiction including the St. Johns River Water Management District.
- J.** *Utilities.* JEA will provide electric, sewer and water services to the Property.

## **VIII. SUCCESSORS IN TITLE**

All successors in title to the Property or any portion of the Property shall be bound to all development standards and conditions of the PUD, as contained herein and in the Ordinance approving the same.

## **IX. STATEMENTS**

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

The site is designed around and along wetland areas and limits site development in consideration of wetlands. Substantially more open space from a usual application of the Zoning Code. Also, the site is designed around airport contours.

- B. 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.**

Roadways will be dedicated to the City of Jacksonville.