

EXHIBIT "D"

**Plantation Oaks / Longleaf PUD
Revised Written Description
September 5, 2017**

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Category: MDR
- B. Current Zoning District: PUD
- C. Requested Zoning District: PUD
- D. Real Estate Number: 016374-0500; 016399-0000; 016330-9000; 016339-0000; 015465-0110 (portion)

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 77± acres of property (the "Property") from Planned Unit Development (PUD) to PUD. The subject property is located between Old Middleburg Road South and Cecil Commerce Center Parkway, south of Sandler Road and north of Argyle Forest Boulevard, as shown on Exhibit "K". The Property is more particularly described in the legal description attached as Exhibit "1" to this application.

The Property is part of the Plantation Oaks PUD, approved by Ordinance 2003-1158-E, as amended by Ordinances 2004-303-E, 2004-356-E, 2004-1297-E, 2005-357-E, 2005-691-E, 2005-1202-E, 2005-1203, and 2006-429-E. As amended, the Plantation Oaks PUD approved a maximum of either 1,218 single family detached dwelling units, or 923 single family detached and 750 single family attached dwelling units. Development of the PUD has occurred under the subdivision name "Longleaf," and this application will utilize the terminology "Plantation Oaks / Longleaf PUD."

The Property that is the subject of this application comprises Phases 6 and 7 of the Longleaf subdivision. The Plantation Oaks / Longleaf PUD currently permits the development of both single family detached (minimum 50' lot width) and single family attached (minimum 15' interior unit lot width, minimum 24' end unit lot width) dwelling units in Phases 6 and 7. The purpose of this application is to permit the development of single family detached dwelling units on forty (40) foot wide lots as an **additional** alternative development scheme on the Property, subject to the limitation that the total number of 40' lots developed on the Property may not exceed 183 units, equal to fifteen (15) percent of the total single family detached dwelling units permitted in all phases of the Plantation Oaks / Longleaf PUD. All existing development rights and approvals shall remain valid and in effect, and following approval of this application, the Property may be developed with 40' lots and/or 50' lots and/or single family attached (minimum 15' interior unit lot width, minimum 24' end unit lot width); in other words,

the Property may be developed with any permitted use and/or a mix of some or all permitted uses. This application provides the authorization and development standards for 40' lots, but is not intended to limit permitted development on the Property to 40' lots. A conceptual site plan of the proposed development is attached as Exhibit "E" to this application (the "Site Plan").

III. PUD DEVELOPMENT CRITERIA

A. Description of Uses and Development Criteria

1. *Permitted uses.* Single family detached residential dwelling units (minimum 40' lot width) as an additional permitted use.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code, provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.
3. *Minimum lot requirement (width and area).* 40' / 4,000 sq. ft.
4. *Maximum lot coverage by all buildings.* Fifty percent (50%).
5. *Minimum Yard Requirements and Building Setbacks.* Front – twenty (20); side – three (3); rear – ten (10).
6. *Maximum height of structure.* Thirty-five (35) feet. Spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

B. Overall Development Criteria.

1. *Access.* As shown on the Site Plan, access to the site will be available via Old Middleburg Road, and through the Plum Creek subdivision via Hazel Lake Drive. The current subdivision roads are public and future roads will be dedicated to the public as well.

The location and design of all access points and interior access roads/drives is conceptual and the final location and design of all access points and interior access roads/drives is subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department.

2. *Pedestrian Circulation.* Internal sidewalks will be provided.

3. *Recreational/Open Space.* Internal recreational amenities will be provided at the ratio of one acre per one hundred single family residential units.
4. *Parking and Loading Requirements.* Parking will be provided at the rate of two spaces per dwelling unit. Attached and detached garages are permitted. Driveway parking for two cars is permitted.
5. *Signage.* Separate identification signage may be utilized to denote a distinct community within the Longleaf subdivision. Either one (1) double-faced island sign no greater than twenty-four (24) square feet in area on each face, or one (1) sign no greater than twenty-four (24) square feet in area on each side of the entrance road, is permitted.

Real estate signs, directional signs and construction signs in compliance with Part 13 of the Zoning Code are permitted.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary to the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

6. *Landscaping/fencing.* No uncomplimentary buffer will be required between single family detached and single family attached dwelling units. Otherwise, the requirements of Part 12 will be met.
7. *Architectural Design.* Buildings (including roof types and facades), structures and signage will be constructed and painted with materials which are aesthetically compatible.
8. *Lighting.* Any lighting within the PUD shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on adjacent uses.
9. *Stormwater Retention.* The Property will utilize the existing stormwater retention/detention system permitted for the Plantation Oaks / Longleaf PUD.
10. *Utilities.* Electric utility, water and sewer services will be provided by the JEA.

11. *Maintenance of Common Areas and Infrastructure.* Any common areas and/or infrastructure within the Property will be maintained by the owner and/or a homeowners' association and/or a management company.
12. *Conceptual Site Plan.* The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The Site Plan is schematic and may change prior to development, subject to the review and approval of the Planning and Development Department.
13. *Temporary Uses.* Temporary sales and leasing office(s) and/or construction trailer(s) shall be allowed to be placed on the Property and moved throughout the site as necessary.
14. *Modifications.* Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be permitted by a minor modification. PUD amendments, including administrative modification, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.

IV. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan:** The Property is located within the MDR land use category according to the Future Land Use Map of the 2030 Comprehensive Plan, which permits the proposed use.
- B. **Roadways / Consistency with the Concurrency Management System:** The development of the Property will comply with the requirements of Development Agreement #38888 (as applicable) and/or the Concurrency and Mobility Management System.
- C. **Allocation of Residential Land Use:** This proposed development will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan. No additional units are proposed beyond those previously approved within the Plantation Oaks / Longleaf PUD.
- D. **Internal Compatibility:** The Site Plan attached as Exhibit "E" addresses access and circulation within the site. Access to the site is permitted from Old Middleburg Road and from Hazel Lake Drive. The PUD contains special

provisions for signage, landscaping, parking, and other issues. Architectural design guidelines within the PUD will provide that buildings, structures and signage within the Property are constructed and painted with materials which are aesthetically compatible. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

- E. External Compatibility / Intensity of Development:** The proposed development is internal to the existing approved Plantation Oaks a.k.a. Longleaf subdivision and is consistent and comparable to the planned and permitted development in the area. The uses approved under the cumulative Plantation Oaks / Longleaf PUD ordinances will continue to be permitted, and the Property may be developed with a mix of all permitted uses. The proposed PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.
- F. Usable Open Spaces, Plazas, Recreation Areas:** Recreational amenities will be provided at the ratio of one acre per one hundred dwelling units.
- G. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.
- H. Listed Species Regulations:** Previously submitted and reviewed.
- I. Off-Street Parking & Loading Requirements:** Two parking spaces per dwelling unit will be provided. Attached and detached garages are permitted. Driveway parking is permitted.
- J. Pedestrian Circulation System:** An internal sidewalk will be provided.

V. ADDITIONAL 656.341 CRITERIA

- A. Professional Consultants:** Planner/architect: N/A. Engineer: Dominion Engineering Group, Inc. Developer: Lennar Homes, LLC.
- B. Differences from the Usual Application of the Zoning Code:** The current development standards for the Property are as set forth in the cumulative Plantation Oaks PUD ordinances. The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property.

- C. Land Coverage of All Buildings and Structures/Nonresidential Floor Area:** Not to exceed fifty percent (50%) of the Property.
- D. Amount of Public and Private Rights of Way:** The internal circulation will consist of public roads.
- E. Operation and Maintenance of Areas and Functions:** Any common areas and/or infrastructure within the Property will be maintained by the owner and/or a homeowners' association and/or a management company.