

Exhibit “D”

Wells Creek **Written Description** **October 19, 2017**

RE #s: 168090-0000, 168121-0000 & 168114-0100
Current Land Use Designation: LDR & CSV
Proposed Land Use Designation: LDR, CSV & CGC
Current Zoning District: PUD
Proposed Zoning District: PUD

INTRODUCTION

Rasmus Holdings, LLLP and Annie F. Williams QTIP Trust (“Owners”) own approximately 830.20 acres of property located on Philips Highway between State Road 9B and Racetrack Road which is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). The Owners are currently under contract to sell the Property to Eastland Partners, LLC (“Eastland”), and seek to rezone the Property from Planned Unit Development (“PUD”) to PUD. (The existing PUD was approved in Ordinance 2015-319.) The Owners and their successors and assigns, including Eastland upon conveyance, are referred to in this application as “Applicant.” As described below, the proposed PUD zoning district is being requested to permit the clustered development of a single family and townhome community with a range of residential densities, a common scheme of development, integrated recreational components designed to serve the proposed community, and preservation of a significant portion of the Property as a conservation area. In addition, the PUD zoning district is being requested to permit not more than 10.0 acres of Retail/Office use along Philips Highway as shown on the site plan dated August 18, 2017 and attached as Exhibit “E” (the “Site Plan”)

The Property currently lies within the Low Density Residential (LDR) and CSV land use categories in the Future Land Use Map (FLUM) and within the Suburban Development Area of the Comprehensive Plan. A Small Scale Future Land Use Amendment application has been simultaneously submitted with this rezoning request which requests a change in the FLUM land use category for 10.0 acres of the Property fronting Philips Highway from LDR to Community General Commercial (CGC). The Property is currently zoned PUD. Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	AGR-IV, LDR, NC, MU	PUD, CCG-1, AGR	Residential, Commercial, Vacant, Timber (Bartram Park DRI)
East	AGR-I, AGR-III	AGR	Residential, Vacant, Timber
North	LDR, AGR-II, AGR-IV	AGR, RR-Acre	Vacant, Timber
West	CGC, AGR-IV, LDR, LI, MU	PUD, RR-Acre, CCG-2, RLD-60, IL	Residential, Commercial, Office, Vacant, Timber (Flagler Center DRI)

The LDR land use category in the Suburban Development Area with water and sewer available permits a maximum of 7 units/acre. However, the maximum gross density of the PUD lands within the LDR land use category shall not exceed 5.2 dwelling units per acre (2,407 d.u./ 471.4 acres of LDR).

The Site Plan shows the proposed PUD layout, including the access point, schematic internal roadway layout, proposed preservation areas, and other features of the proposed development.

DESCRIPTION OF PERMITTED USES

I. PERMITTED USES

Permitted uses in the PUD shall include:

A. Single Family and Townhome Residential Uses

Single family and townhome residential uses, as shown on the Site Plan, with Development Criteria set forth in Section II.A and II.B., respectively, below. The parcel labeled as “Townhome” on the Site Plan is hereinafter referred to as the “Townhome Parcel.” The total number of residential units in the PUD shall not exceed 2,407.

B. Retail/Office Uses

Retail/Office uses, as shown on the Site Plan, with Development Criteria set forth in Section II.C. below. The parcel labeled as “Retail/Office” on the Site Plan is hereinafter referred to as the “Retail/Office Parcel.”

C. Conservation

Roadways/access drives to the Out Parcel, passive open space uses, including recreational paths and recreational structures, with Development Criteria set forth in Section II.D. below.

II. DEVELOPMENT CRITERIA

Set forth below are: Permitted Uses and Structures, Permitted Accessory Uses and Structures, Minimum Lot Requirements (width/density/area), Maximum Lot Coverage by all Buildings and Structures, Minimum and/or Maximum Yard Requirements, and Maximum Height of Structures.

A. Single Family

1. *Permitted uses and structures.*
 - a. Single family detached dwellings.
 - b. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
 - c. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section II.H.1. below.
 - d. Home occupations meeting the performance standards and development criteria set forth in Section II.H.6 below.
 - e. Parks, playfields, playgrounds, recreational paths, recreational and community structures, and passive open space uses.
 - f. Wireless communications towers and facilities meeting the criteria set forth in Part 15 of the Zoning Code.
2. *Maximum gross density— 5.2 units per acre within the lands in the LDR land use category within the PUD.*
3. *Lot requirements: The lots within the parcels permitting Single Family uses will vary. The lot requirements are set forth below.*
4. ***Single Family--60' Lots: Minimum lot requirement (width and area), Lot coverage by all buildings, Minimum yard requirements, and Maximum height of structure for each Single Family use.***
 - a. *Minimum lot requirement (width and area).* The minimum lot requirement (width and area) for single family uses is:
 - (1) Width—Sixty (60) feet.

- (2) Area—6,000 square feet.
 - b. *Maximum lot coverage by all buildings.* Fifty (50) percent.
 - c. *Minimum yard requirements.* The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:
 - (1) Front—Twenty (20) feet from face of garage to back of sidewalk and fifteen (15) feet from building face to back of right-of-way.
 - (2) Side— Five (5) feet.
 - (3) Rear—Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.
 - (4) Side Street—Ten (10) feet from building face to back of right-of-way.
 - d. *Maximum height of structure.* Thirty-five (35) feet.
5. **Single Family--50' Lots:** *Minimum lot requirement (width and area), Lot coverage by all buildings, Minimum yard requirements, and Maximum height of structure for each Single Family use.*
- a. *Minimum lot requirement (width and area).* The minimum lot requirement (width and area) for single family uses is:
 - (1) Width—Fifty (50) feet.
 - (2) Area—5,000 square feet.
 - b. *Maximum lot coverage by all buildings.* Fifty-five (55) percent.
 - c. *Minimum yard requirements.* The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:
 - (1) Front—Twenty (20) feet from face of garage to back of sidewalk and fifteen (15) feet from building face to back of right-of-way.
 - (2) Side— Five (5) feet.
 - (3) Rear—Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.
 - (4) Side Street—Ten (10) feet from building face to back of

right-of-way.

d. *Maximum height of structure.* Thirty-five (35) feet.

6. **Single Family--40' Lots:** *Minimum lot requirement (width and area), Lot coverage by all buildings, Minimum yard requirements, and Maximum height of structure for each Single Family use.*

a. *Minimum lot requirement (width and area).* The minimum lot requirement (width and area) for single family uses is:

(1) Width—Forty (40) feet.

(2) Area—4,000 square feet.

b. *Maximum lot coverage by all buildings.* Sixty (60) percent.

c. *Minimum yard requirements.* The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:

(1) Front—Twenty (20) feet from face of garage to back of sidewalk and fifteen (15) feet from building face to back of right-of-way.

(2) Side— Five (5) feet.

(3) Rear—Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.

(4) Side Street—Ten (10) feet from building face to back of right-of-way.

d. *Maximum height of structure.* Thirty-five (35) feet.

7. **Amenity/Recreation Center:** *Minimum lot requirement (width and area), Lot coverage by all buildings, Minimum yard requirements, and Maximum height of structure for each amenity/recreation center use.*

a. *Minimum lot requirement (width and area).* The minimum lot requirement (width and area) for amenity/recreation center uses are:

(1) Width—None.

(2) Area—None.

b. *Maximum lot coverage by all buildings.* None.

c. *Minimum yard requirements.* The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:

- (1) Front—None.
- (2) Side— None.
- (3) Rear—None.
- (4) Side Street—None.

Maximum height of structure. Forty (40) feet.

B. Townhomes

1. *Permitted uses and structures.*

- a. Townhomes (fee simple or condominium ownership).
- b. Sales/management offices, models, and similar uses.
- c. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
- d. Mail center.
- e. Car wash (self) area for residents.
- f. Live-Work uses permitting home occupations meeting the performance standards and development criteria set forth in Section II.H.6. below.
- g. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section II.H.1. below.
- h. Wireless communications towers and facilities meeting the criteria set forth in Part 15 of the Zoning Code.
- i. Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.

2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Townhome use.* For the purpose of these requirements, “lot” refers to the Townhome Parcel. These requirements permit at least three types of townhome configurations: front street access with garages; front street access with common parking; and rear alley access.

- a. *Minimum lot width.* Fifteen (15) feet; for end units, twenty-five (25) feet.
 - b. *Maximum gross density.* 5.2 units per acre within the lands in the LDR land use category within the PUD; a maximum of one hundred twenty-five (125) townhomes are permitted in the Townhome Parcel.
 - c. *Maximum lot coverage by all buildings.* Eighty-five percent (85%).
 - (1) *Minimum yard requirements.* The minimum yard requirements for all structures are:
 - (a) Front—None.
 - (b) Side— None.
 - (c) Rear— None.
 - (2) *Minimum Setback from Boundary of the Townhome Parcel—*Twenty (20) feet.
 - d. *Minimum Lot Area—*1,300 square feet.
 - e. *Maximum height of structure.* Forty (40) feet.
3. *Alley Access.* Alleys will be permitted to be constructed for designated Townhome uses. Alleys shall have a minimum of an eighteen (18) foot right-of-way if two-way and a ten (10) foot right-of-way if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup and deliveries.
 4. *Patios/porches.* Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards or similar exterior structures shall be permitted for each unit and may be located within Minimum Setback from Boundary of the Townhome Parcel, but shall not be located within five (5) feet of boundary of the Townhome Parcel.
 5. *Number of units in building.* Up to twelve (12) units shall be permitted in any individual townhome building.

C. Retail/Office

1. *Permitted uses and structures:*
 - a. Professional and business offices.

- b. Medical uses, including:
 - (1) Medical, dental and chiropractic offices or clinics
 - (2) Emergency medicine, urgent care, imaging/radiology services, ancillary uses and similar uses, including 24-hour care but not overnight lodging.
- c. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products.
- d. Banks, savings and loans, credit unions, and other financial institutions and similar uses; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access.
- e. Mortgage brokers, stockbrokers, and similar financial institutions.
- f. Public buildings and facilities.
- g. Libraries, museums, and community centers.
- h. Art galleries, dance, art, pottery, crafts, gymnastics, fitness/exercise centers, martial arts and music studios, and theaters for stage performances, and similar uses.
- i. Museums, art galleries, music studios, and theaters for stage performances may include bottle clubs or the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption in conjunction with performances, shows, meetings, and similar activities.
- j. Radio and television broadcasting studios and offices.
- k. Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, home improvement, and all other similar retail uses. These uses include drive-through and drive-in facilities.
- l. Retail outlets for the purchase, sale, or trade of used wearing

apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

- m. Fruit, vegetable, poultry or fish market.
- n. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, spas, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies, and similar uses.
- o. Establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption or off premises consumption or both. These establishments are exempt from the distance limitations set forth in Part 8 of the Zoning Code from applicable uses within this PUD.
- p. Studios where art, pottery, or crafts are made with a bottle club or the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises.
- q. Breweries, taprooms, wineries, wine clubs, tasting rooms, and similar uses.
- r. Convenience stores which may include the sale of petroleum, electric or natural gas and an automated car wash meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- s. Auto laundry.
- t. Outside sale and service of alcoholic beverages, subject to the criteria set forth in Section II.H.3. below.
- u. Restaurants with on premises consumption of beer, wine and alcohol. These establishments are exempt from the distance limitations set forth in Part 8 of the Zoning Code from applicable uses within this PUD.
- v. Restaurants with the outside sale and service of food.
- w. Stand-alone walk-up or drive-up ATMs and similar uses.
- x. Blueprinting and job printing.
- y. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, cinemas, theaters, and similar uses.

- z. Express or parcel delivery offices, but not trucking distribution centers.
- aa. Veterinarians, animal hospitals and associated animal boarding kennels meeting the performance standards and development criteria set forth in Section II.H.5. below.
- bb. Off-street parking lots, meeting the performance standards and development criteria set forth in Section II.H.2. below, which may include outdoor sales, entertainment, and public displays.
- cc. Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and equipment.
- dd. Outside retail sales of holiday items, including fireworks, subject to the performance standards and development criteria set forth in Section II.H.4. below.
- ee. Wireless communications towers and facilities meeting the criteria set forth in Part 15 of the Zoning Code.
- ff. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section II.H.1. below.
- gg. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
- hh. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.

2. *Permissible uses by exception.*

- a. Tire stores, including minor repair services such as installation, balance, rotation, etc., subject to the following design criteria:
 - (1) Service bays shall be oriented perpendicular to public streets and to any residential uses within the PUD.

- (2) Service bays shall be recessed or screened to minimize visibility from public streets.
 - (3) Storefronts shall be oriented toward public streets.
 - b. Establishments for the service and repair of general appliances and small engines, where all activities are conducted within enclosed building space.
3. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Retail/Office Use.* For the purpose of these requirements, “lot” refers to the Retail/Office Parcel as shown on the Site Plan and “yard” refers to distance from the Retail/Office Parcel boundary.
- a. *Minimum lot width*—None.
 - b. *Maximum lot coverage by all buildings*—None.
 - c. *Minimum yard requirements.* The minimum yard requirements for all structures are:
 - (a) Front—None.
 - (b) Side— None.
 - (c) Rear— None.
 - d. *Buffer Requirements*— Where applicable, the Office/Retail Uses shall be subject to the buffer requirements set forth in Section 656.1216 of the Zoning Code.
 - e. *Maximum height of structure*—Thirty-five (35) feet, provided, however, height may be unlimited where all required yards are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of thirty-five (35) feet.

D. Conservation

- 1. *Permitted uses and structures.*
 - a. Passive open space uses, including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures.
 - b. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.

- c. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
 - d. Documentation and instrumentation providing for ownership and maintenance of the above-described common facilities shall be recorded in the public records prior to building permits being issued for the same.
 - e. Roadways/access drives to the Out Parcel
 - f. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section II.H.1. below.
2. *Minimum lot requirement (width and area).* None.
 3. *Maximum lot coverage by all buildings.* None.
 4. *Minimum yard requirements.* None.
 5. *Maximum height of structure.* None.

E. Excavations, Lakes, Ponds

Excavations, lakes, and ponds, dug as a part of the development's storm water retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, etc., may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

F. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature incidental and subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal building. Accessory uses shall not involve operations or structures not in keeping with character of the district where located and shall be subject to the following:

1. Accessory uses shall not be located in required front or side yards, where applicable, except as follows:
 - a. Detached accessory structures such as carports, covered parking, or garages which are separated from the main structure may be located in a required side or rear yard but not less than three (3) feet from a lot line.
 - b. Air conditioning compressors or other equipment designed to serve

the main structure may be located in a required yard and may be located not less than three (3) feet from the property line.

- c. Swimming pools and associated screened enclosures may be located in a required rear or side yard and may be located not less than five (5) feet from the property line or top of the bank of a pond, whichever is applicable. Also, screened pool enclosures do not constitute “buildings” in calculating maximum lot coverage.
2. Accessory uses and structures shall include noncommercial greenhouses and plant nurseries, servants’ quarters and guesthouses, private garages and private boathouses or shelters, tool houses and garden sheds, garden work centers, children’s play areas and play equipment, private barbecue pits and swimming pools, and facilities for security guards and caretakers and similar uses or structures which are of a nature not likely to attract visitors in larger number than would normally be expected in a residential neighborhood. Any structure under a common roof and meeting all required yards is a principal structure. The maximum height of an accessory structure shall not exceed fifteen (15) feet.
 3. Land clearing and processing of land clearing debris shall be an accessory use; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the Jacksonville Ordinance Code to the extent those chapters are applicable.

G. Additional Performance Standards

Additional performance standards for those uses identified shall be as follows:

1. Essential services (utility systems) shall be allowed as a permitted use subject to the following conditions:
 - a. Potable water and wastewater will be available at the Property in accordance with the appropriate sections of the Jacksonville Ordinance Code.
 - b. Water pipelines shall be of sufficient size and located appropriately to provide adequate fire protection for all structures in the development.
 - c. Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Ordinance Code.
 - d. Stormwater management facilities shall remain unfenced, except where side slopes exceed 4:1 and are adjacent to pedestrian areas, where the facility shall be protected by handrail, fence or other decorative element.

2. Off-street parking lots shall be permitted subject to the following condition:
 - a. There shall be no storage, sales or service activity of any kind on these lots.
 - b. Vehicles parked on the lot shall be limited to automobiles for employee and customer parking.
 - c. If the facilities are lighted, lighting shall be designed and installed so as to prevent glare or excessive light on any residential properties outside and adjacent to the Property, subject to the review and approval of the Planning and Development Department.
3. Outside sale and service of alcoholic beverages in conjunction with a restaurant shall be permitted subject to the following conditions:
 - a. The area for outside sale and service shall be limited to an area which is contiguous to an existing licensed facility or establishment and which shall be no greater than the inside area for sale and service.
4. Outside retail sale of holiday items, including fireworks, shall be permitted subject to the following conditions:
 - a. The holiday items sold shall be limited to those items which are related to the holiday immediately upcoming at the end of the applicable 30-day period. For example, prior to New Year's Day and the Fourth of July - legal fireworks; prior to Christmas - Christmas trees and ornaments; prior to Halloween - costumes and decorations related to Halloween. Whether an item is related to the upcoming holiday shall be determined by the Director of the Planning and Development Department or the Director's designee.
 - b. There shall be adequate parking sufficient to accommodate the additional temporary retail sales without reducing the number of available parking spaces required by the Ordinance Code in connection with the other principal use(s), unless, in the opinion of the Planning and Development Department, adequate parking is otherwise available.
 - c. There shall be adequate access to the site from the right-of-way, such that the temporary outside retail sales will not result in undue traffic congestion. The site plan for the site shall be submitted to the City Traffic Engineer for review and approval to ensure that access to the site from the right-of-way will not result in undue traffic congestion, prior to the issuance of the permit by the Chief

of the Building Inspection Division.

- d. Outside retail sales of holiday items shall occur only by permit issued by the Chief of the Building Inspection Division.
5. Veterinarians, animal hospitals and associated animal boarding kennels shall be permitted subject to the following conditions:
- a. Buildings which are used for animal boarding shall be completely soundproofed.
 - b. Animals shall be kept in the enclosed soundproofed buildings during the hours of 8:00 p.m. to 8:00 a.m.
6. Home occupations, as defined in the Zoning Code, shall be allowed subject to the following conditions:
- a. The use of the premises for the home occupation shall be incidental and subordinate to its use for residential purposes by its occupants and shall, under no circumstances, change the residential character thereof.
 - b. There shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of the home occupation.
 - c. There shall be no equipment or process used in the home occupation which creates excessive noise, vibration, glare, fumes odors or electrical interference detectable to normal senses off the lot.
 - d. In the case of electrical interference, no equipment shall be used which creates visual or audible interference in the radio or television receiver off the premises or causes fluctuations in line voltage off the premises.

H. Recreation

Active recreation will be provided with the amenity/recreation areas and Preservation pursuant to Policy 2.2.3 of the Recreation and Open Space Element of the Comprehensive Plan.

I. Access

Access will be provided as shown on the PUD Conceptual Site Plan via Philips Highway. The locations and design of the access points, turn/deceleration lanes, and internal driveways as shown on the PUD Conceptual Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connection, and internal roads shall be subject to

the review and approval of Development Services and the Planning and Development Department. All internal roads shall have a minimum pavement width of twenty-four feet (24’).

A secondary access point for the development may be provided as shown on the Conceptual Site Plan (“Potential Secondary Access”) at Developer’s option without any modification to the PUD.

A connection to adjoining properties also may be provided as shown on the Conceptual Site Plan (“Potential Connection”) at Developer’s option without any modification to the PUD.

An access route/roadway/corridor for vehicular access to the Out Parcel shall be provided as shown on the PUD Conceptual Site Plan. If access to the Out Parcel is provided on a road within the PUD which also will provide access to residential lots within the PUD, then a notice shall be incorporated into the covenants and restrictions recorded for such lots which notifies lot owners of the possibility that the road may be used for periodic silviculture operations within the Out Parcel.

J. Signage

The purpose of these sign criteria standards is to establish a coordinated signage program that provides for directional communication in a distinctive and aesthetically pleasing manner. All project identity and directional signs shall be architecturally compatible with the buildings represented.

A summary table of the proposed sign regulations is shown on the Signage Guidelines Table below.

1. Community Identification Monument Signs at Major Entrances.

Community identification monument signs will be permitted at the major entrances (primary and secondary) to the PUD. Each major entrance may have either one (1) double-sided or two (2) single-sided, externally or internally illuminated, signs. These signs shall be oriented to Philips Highway. These signs will identify the PUD community.

Each of these monument signs will not exceed twelve (12) feet in height and thirty-two (32) square feet (each side) in area. Such signs may be incorporated into a larger physiographic feature.

2. Residential Uses: Community Identity Monument Signs.

Identity monument signs are permitted for each Residential development area, parcel, or phase within the community.

Each Residential development area, parcel, or phase is permitted project identity monument signage at the entrance(s) to each development area, parcel, or phase. Such signage may include either (i) one (1) double-faced sign on one (1) side of the entrance to the development area, parcel or phase, (ii) one (1) double-faced sign in the median/landscape island in the entry road(s), or (iii) two (2) single-faced signs on each side of the entrance to the

development area, parcel or phase. Such signs may be externally or internally illuminated and shall not exceed fifteen (15) feet in height. Sign face area is maximum twenty-four (24) square feet.

3. Individual Retail/Office Uses: Identity Monument Signs.

Identity monument signs are permitted for each individual Retail/Office use. Each such use will be permitted one (1) externally or internally illuminated identity monument sign with one or two sides. Multiple users/tenants within one building or a series of buildings may be identified with one shared identity monument sign.

Identity monument signage shall be subject to the height and size limitations below.

a. Signage for lots with less than one and a half (1.5) acres may not exceed ten (10) feet in height and twenty-five (25) square feet (each side) in area.

b. Signage for lots greater than one and a half (1.5) acres may not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.

4. Other Signs.

Vehicle directional signs indicating the location of the amenity/recreation areas, the Preservation, and other common areas, facilities, and structures will be permitted. Such signs shall be a maximum of four (4) square feet in area per sign face.

Pedestrian directional signs indicating the location and features of the amenity/recreation areas, the Preservation, and other common areas, facilities, and structures, such as informational displays and kiosks, will be permitted. Such signage may be 1, 2, 3 or 4 sided (or cylindrical), shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height.

All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices.

Real estate and construction and temporary signs are permitted. Signs of a maximum of thirty-two (32) square feet in area and twelve (12) feet in height for model homes also shall be permitted.

Because all identity and directional signs are architectural features intended to be compatible with the overall design of the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

Signage Guidelines Table

Sign Type	General Location	Quantity	Max Area Per Side (sq ft)	Max Height (ft)
Community Identification Monument Signs	Major Entrances	1 Double-sided or 2 Single-sided Per Entrance	32	12
Residential Uses: Community Identity Monument Signs	Internal Residential Development Areas, Parcels, Phases	1 Double or Single Sided Per Development Area	24	15
Retail/Office Identity Monument Signs.	Lots less than 1.5 acres	1 Per Retail/Office Use	25	10
Retail/Office Identity Monument Signs.	Lots greater than 1.5 acres	1 Per Retail/Office Use	50	15
Directional Signs	Project Wide	Subject to Zoning Code, Part 13	4	
Informational Displays and Kiosks	Project Wide	Subject to Zoning Code, Part 13	20	12
Real Estate/Construction/Temporary Signs	Project Wide	Subject to Zoning Code, Part 13	32	12

5. General Provisions Governing All Monument Signage

a. All monument signs on the same lot must be a minimum of one-hundred (100) feet apart; provided, however, that this minimum distance shall not apply to the distance between a sign for residential use and a sign for non-residential use.

b. As a part of verification of substantial compliance with this PUD, prior to commencement of each use which proposes a monument sign, the applicant for that use shall submit a plan showing the location, height, size and design of the proposed monument sign to the Planning and Development Department for its review and approval for consistency with this PUD.

K. Restrictive Covenants/Architectural Review Board.

Prior to the construction of residential uses within the PUD, covenants and restrictions shall be recorded for the Property which (i) provide for architectural review of plans/elevations of home exteriors by an architectural review board and (ii) provide standards for such review, including requirements that (a) the front of each single-family detached home and townhome must have at least two different finishes, and (b) no vinyl siding is permitted on any part of a single-family detached home constructed on the Property (however, fiber cement lap and panel siding are permitted). As part of verification of substantial compliance for the first residential use, such recorded covenants and restrictions will be submitted to the Planning and Development Department.

L. Construction offices/model homes/real estate sales.

On-site, temporary construction offices/model homes/sales offices will be permitted in any residential “unit” or “phase” until that “unit” or “phase” is built out. Real estate sales activities are permitted within model homes. Associated parking for sales activities is permitted adjacent to model homes. Upon the approval of construction plans for the infrastructure improvements for any “unit” or “phase” of residential development within the PUD, the Applicant may seek and obtain building permits for the construction of up to twenty percent (20%) of the residential units and for the construction of the recreational amenities within that “unit” or “phase” prior to the recordation of the subdivision plat(s) for the residential lots.

M. Silviculture Uses May Continue.

Silviculture operations are a permitted use in this PUD and may continue on the Property until build-out.

N. Landscaping

Landscape and tree protection will be provided in accordance with Part 12 of the City’s Zoning Code (Landscape and Tree Protection regulations). Trees and tree clusters shown on the PUD Conceptual Site Plan are schematic and illustrative and do not represent trees to be installed or preserved.

O. Modifications

Amendment to this approved PUD district may be accomplished as permitted in Section 656.341 of the Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be allowed by administrative modification or minor modification.

PUD amendments or modifications may be sought for individual parcels, access points, or connections within the PUD. Such PUD amendments may be sought by the owner of the parcel which is the subject of the amendment and without the consent of other PUD owners.

P. Parking

Off street parking will be provided in accordance with Part 6 of the City’s Zoning Code (Off-street Parking and Loading Regulations)(2017). For residential uses, off-street parking shall be provided in garages and driveways.

Q. Sidewalks, Trails and Bikeways

With regard to the internal primary collector roads, developer has the option of either complying with Section 654.133, Ordinance Code with regard to sidewalks and bike paths, or, in lieu of separate sidewalks and bike paths, provide a ten (10) feet wide multi-use path along one side of internal primary collector roads. Attached as Exhibit “E-1” is a Collector Road Typical Section dated September 18, 2017, showing the proposed 10-foot multi-use path and 6-foot sidewalk (as well as right-of-way width and pavement width) proposed for the internal collector road. A minimum five (5) feet wide sidewalk will be provided along one side of all other

internal roads. Attached as Exhibit “E-2” is a Bicycle-Pedestrian Circulation Plan dated August 18, 2017 showing the proposed multi-use path and sidewalks on internal roads.

R. Utilities

Electric power, water and sewer will be provided by JEA.

S. PUD Conceptual Site Plan

The configuration of the development as depicted on the PUD Conceptual Site Plan is conceptual, and revisions to the PUD Conceptual Site Plan, including access points, internal circulation, stormwater ponds, location and configuration of boundaries of Preservation, and other subdivision features and infrastructure, 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.

T. Community Development District

Nothing in this PUD shall be construed as prohibiting or limiting the ability of the Applicant to establish a Community Development District for the ownership, development, operation and maintenance of common facilities and infrastructure.

U. Pre-application conference.

A pre-application conference was held regarding this application on June 13, 2017.

V. Justification for the PUD Rezoning.

As described above, the Wells Creek PUD is being requested to permit the clustered development of a single family community which will offer a range of residential densities, a common scheme of development, and integrated recreational components which will include an amenity/recreation areas, Preservation, and other recreational and community features. The PUD provides for flexibility in the site design by way of clustered development that could otherwise not be accomplished through conventional zoning. The PUD design results in minimal impact to environmentally sensitive lands within the Property and ensures consistency with the surrounding zoning and existing uses.

W. PUD/Difference from Usual Application of the Zoning Code

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Description and the Conceptual Site Plan; it provides for a clustered development on the Property with a mix of residential densities with a common scheme of development which are consistent and compatible with each other; it provides for amenity/recreation areas, Preservation, and other unique recreational and community features; it provides for site-specific access requirements; and, it provides for site-specific signage requirements.

X. Permissible Uses by Exception.

See Section II.C.2.

Y. Continued Operation of Common Areas.

Regarding the intent for the continued operation and maintenance of those areas and functions and facilities which are not to be provided, operated, or maintained by the City of Jacksonville or other public entity: it is the Applicant's intent for the Applicant or successor developer to operate and maintain these matters initially and, ultimately, for an owners' association to operate and maintain these matters in perpetuity.

Z. Approximate Dates of Phases

Regarding phasing, construction of the horizontal improvements shall be initiated within three years of the approval of the PUD. Construction of residential units and retail/office space will be initiated when the market dictates and will be completed as the market dictates.

AA. Names of Development Team

Developer: Eastland Development Group, Inc.

Planner: England-Thims & Miller, Inc.

Engineers: England-Thims & Miller, Inc.

Architects: None at this time.

BB. Land Use Table

A Land Use Table is attached hereto as Exhibit "F."

III. PUD REVIEW CRITERIA

A. Consistency With the Comprehensive Plan:

The PUD will be developed consistent with the LDR, CGC and CSV land use categories of the 2030 Comprehensive Plan. The proposed development is consistent with the following policies of the 2030 Comprehensive Plan: Future Land Use Element Objectives 3.1 and 7.2 and Policies 1.1.1, 1.1.12, 1.1.13, 1.1.25, 3.1.6, 3.1.24 and 7.2.1.

B. Consistency with the Concurrency Management System:

A Mobility Fee Calculation Certificate and CCAS or CRC have been filed or will be filed for the proposed development within the PUD.

C. Allocation of Residential Land Use:

The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

D. Internal Compatibility:

The PUD provides for integrated design and compatible uses within the PUD.

E. External Compatibility/Intensity of Development:

The PUD provides design mechanisms, including clustered residential development which will result in minimal impact and maximum preservation of wetlands which is compatible with surrounding uses.

F. Maintenance of Common Areas and Infrastructure:

All common areas will be maintained by one or more owners' associations.

G. Usable Open spaces, Plazas, Recreation Areas:

The PUD provides ample open spaces and recreational opportunities.

H. Impact on Wetlands:

Residential development within the PUD will be clustered on the Property to minimize impacts to wetlands. Any development which does impact wetlands will be permitted pursuant to local, state and federal permitting requirements.

I. Listed Species Regulations:

A report by a wildlife consultant is attached to this application.

J. Off-Street Parking Including Loading and Unloading Areas:

The PUD provides adequate off street parking.

K. Sidewalks, Trails, and Bikeways:

The PUD provides for either compliance with the subdivision regulations regarding sidewalks and bike paths or the provision of a multi-use sidewalk/trail/bike path along the internal collector roads and sidewalks along all other roads, at developer's option, for pedestrian connectivity and a recreational path.

EXHIBIT “F”

Land Use Table

Total Gross Acreage	830.20 Acres	100%
<u>Amount of Each Different Land Use by Acreage</u>		
Single Family Residential - Maximum 2,282 Units	243.9 Acres	29.4 %
Townhome Residential – Maximum 125 Units	19.9 Acres	2.4%
Retail/Office Use	10.0 Acres	1.2%
Total Amount of Amenity Areas	7.5 Acres	0.9 %
Total Amount of Preservation/Wetlands	492.2 Acres	59.3 %
Amount of Public and Private Right-of-Way	56.7 Acres	6.8 %
Maximum Impervious Surface	290.57 Acres	35% (of the Total Gross Acreage)