

EXHIBIT D

PUD Written Description

MAIN STREET II

June 5, 2013

August 13, 2013

I. PROJECT DESCRIPTION

The subject property, hereafter referred to as the "Property", is identified as land described under Real Estate Number(s) 108148-0010 of the Duval County Tax Assessor's Maps. The property is titled in the name of KHS North Main, L.L.C. The property contains 26.92 +/- acres and is located on the eastside of Main Street between Northside Drive North and Yellow Bluff Road. Currently the property has a MDR Land Use and CGC Land Use under rezoning R2006-1122-E, North village PUD the site may be developed for 20,000 square feet of commercial and 229 multiple family homes. The proposed rezoning and companion land use change will allow for up to 86 single family detached residential units. The site has been cleared of most trees and graded. Currently the borrow pit is being excavated. There will be a Home Owners Association created to operate and maintain the common areas. Exception E-12-01 allowed for a portion of the property to be used for a borrow pit. Upon the beginning of the residential development the borrow pit will no longer be operational. Under E12-01, which granted the borrow pit, there was a requirement to visual screen the borrow pit. This will no longer apply. The borrow pit will be a water feature for the subject property and the adjoining property owners. In addition; it will be used as passive recreation for the subject property. The site plan is conceptual.

II. USES AND RESTRICTIONS

A. Permitted Uses:

1. Single-family detached homes; and borrow pit which will be closed upon the beginning of the residential development.
2. Permissible uses by exception not applicable.

B. Accessory Structures

1. Accessory uses and structures are allowed as defined in Part 4 of the Zoning Code.

C. Restriction on Uses:

1. Trash cans, garbage cans, propane tanks and similar apparatus must be screened from any roadway by landscaping or opaque fencing, which is compatible with other structures located on the Property;
2. A request to deviate from the uses and restriction of this PUD shall be evaluated through the proper modification process, minor modification, exception or PUD to PUD or at the determination of the Planning and Development Department

process. This process may apply to a single lot or multiple lots under the same application.

3. All uses by right or by exceptions in the LDR-Land Use categories and not otherwise addressed in this PUD document shall be allowed with the granting of a Zoning Exception by the proper governing body.

III. DESIGN GUIDELINES

There will be maximum of 86 units. Site plan is conceptual. The minimum lot size will be 45 feet wide by 100 feet in depth containing 4,500 square feet. However, large lots may be developed on this site as market demands dictate. Site plan is conceptual only and subject to review by the planning department

A. Lot requirements:

1. *Minimum lot area:* 4,500 sq. feet

1 to 86	4,500 square feet minimum
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2. *Minimum lot width;* 45 feet

1 to 86	45 feet minimum
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3. *Maximum lot coverage:* 65%
Maximum coverage of site by building and other structure 65%
4. *Minimum front yard:* 20 feet
5. *Minimum side yard:* 5 feet
6. *Minimum rear yard:* 10 feet
7. *Maximum height of structure:* 35 feet
8. Public right-of-way will be 127,000 square feet +/- on 2.9 +/- acres
9. The storm water retention/detention pond shall have, if wet, a fountain to keep down the development of mosquito larva. If a dry pond is required, then no fountain shall be utilized.
10. T1-11 plywood product shall not be allowed on the exterior of any home.
11. There shall be a fence with a minimum of 6-feet high fence constructed along Main Street.
12. Development team at this time has not been retained.

13. The proposed construction schedule for horizontal improvements is one year after approval of zoning.

B. 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 North Main Street, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

3. *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. Signs

1. One (1) double-faced or two (2) single-faced signs, not to exceed twenty-four (24) square feet in area and twelve (12) feet in height at each access from Main Street: and
2. Directional signs shall not exceed four (4) square feet and must be approved by the Jacksonville Planning and Development Department.

D. Landscaping

1. The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space:

1. The lake or water feature will be used as recreation for the site for which the project will get a recreation credit subject to the review and approval of the Planning & Development Dept.

2. A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of \$250 per lot, or provide at least 435 square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation. The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.

F. Utilities

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

G. Wetlands

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

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's Planning and Development Department identifying all existing and proposed uses within the Property, and showing the general layout of the overall Property.

V. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community. The design and layout of the PUD accomplishes the following:

- A. Allows for a creative approach through the use of natural features of the site with existing vegetation and existing TOPO;
- B. Allows for an effective use of the land, resulting in lower development costs;
- C. Provides an environment that is characteristic of the surrounding area;
- D. Supports the preservation of property values by providing needed services and support for the surrounding residences and businesses in the area; and

- E. Enhances the appearance of the area through the preservation of natural features, vegetation, and by using existing TOPO and grade in order to develop the project.

VI. PUD PREVIEW 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. 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 Management System.* The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency Management System Office (CMSO), and it has been assigned City Development Number _____.
- C. *Allocation of Commercial Land Use.* This is a residential PUD.
- D. *Internal Compatibility/Vehicular Access.* The proposed PUD contains limitations of the uses permitted on the subject Property as well as a common development scheme that contains provisions for signage, landscaping, sidewalks, and other issues relating to common areas and vehicular and pedestrian traffic. The site will have direct access to Main Street. The location of access points and driveway connections may vary and the final location shall be subject to the review and approval of the Development Services Division.
- E. *External Compatibility/Intensity of Development.* The Property is located in an existing residential area along North Main Street. The aesthetic and design guidelines will be consistent with the residential development in the general area.
- F. *Recreation/Open Space.* As per the 2030 Comprehensive Plan. The lake or water feature will be used as passive recreation for the site.
- G. *Impact on Wetlands.* Development that would impact wetlands will be permitted through the local, state, and federal agencies with jurisdiction.
- H. *Listed Species Regulations.* A listed species survey will not be required.
- I. *Off-Street Parking and Loading Requirements.* The site will comply with Part 6 of the Zoning Code or as otherwise approved by the Planning and Development Department.
- 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 requirement of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District.

- L. *Utilities.* JEA will provide electric, sewer, and water.

VII. SUCCESSORS IN TITLE

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

E. GOALS AND POLICIES

Specifically, the PUD complies with the following Goals, Objectives, and Policies of the Comprehensive Plan, Future Land Use Element:

POLICY 3.1.1: The City shall develop through the Planning and Development Department, an incentive program to promote infilling of residential development on vacant land designated for residential use on the Future Land Use Map Series. These incentives will be reflected in the Zoning Code of the City's Land Development Regulations.

POLICY 3.1.5: The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristic and socioeconomic profiles of the City's households as described in the Housing Element.

Summary:

The difference between the existing PUD and the proposed PUD.

1. All commercial uses are deleted
2. All housing will be detached
3. The number of units has been reduced from 229 to 86 maximum