

Exhibit D

AMENDED WRITTEN DESCRIPTION

Beaches Habitat for Humanity

February 5, 2015

I. PROJECT DESCRIPTION

- A. The parcel is currently wooded and undeveloped. There are no watercourses or wetlands identified. The parcel is accessed from Haywood Estates Lane which contains a similar duplex development.
- B. Project Architect/Planner: Genesis, Inc.
- C. Project Engineer: Genesis, Inc.
- D. Project Developer: Beaches Habitat for Humanity, Inc.
- E. Current Land Use Category: Community General Commercial (CGC)
- F. Current Zoning District: Commercial Community General-1 (CCG-1)
- G. Requested Land Use Category: Medium Density Residential (MDR)
- H. Requested Zoning District: Planned Unit Development (PUD)
- I. Real Estate Number(s): 168374-0300

II. QUANTITATIVE DATA

Total Gross Acreage	<input type="text" value="1.34"/>	acres	<input type="text" value="100"/>	%
Amount of each different land use by acreage				
Single family	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total number of units	<input type="text" value="0"/>	d.u.		
Multiple Family	<input type="text" value="0.75"/>	acres	<input type="text" value="56"/>	%
Total Number of Units	<input type="text" value="12"/>			
Commercial	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%

Industrial	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Other land use	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total amount of non-residential floor area	<input type="text" value="0"/>	sq. ft.	<input type="text" value="0"/>	%
Active recreation and/or open space	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Passive open space, wetlands, ponds	<input type="text" value="0.3"/>	acres	<input type="text" value="22"/>	%
Public and private right-of-way	<input type="text" value="0.29"/>	acres	<input type="text" value="22"/>	%
Maximum coverage of buildings and structures	<input type="text" value="12,000"/>	sq. ft.	<input type="text" value="21"/>	%

III. STATEMENTS

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

The PUD allows the flexibility to construct single family or duplex residential dwellings in a single zoning district.

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.

All lands will be operated and maintained by a fee title owner, except common areas which shall be maintained by a homeowners or property owners association.

C. Justification for the rezoning.

Allows for residential development on a small unused and undevelopable commercially zoned parcel.

D. Phase schedule of construction (include initiation dates and completion dates).

Construction is expected to take approximately one year - Spring 2014 to Spring 2015

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Single family dwellings
2. Duplex (2 family) dwellings
3. Home occupations meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

1. Home occupations meeting the performance standards and development criteria set forth in Part 4.

C. Limitations on Permitted or Permissible Uses by Exception:

1. Cemeteries and mausoleums but not funeral home or mortuaries.
2. Schools meeting the performance standards and development criteria set forth in the Part 4
3. Borrow pits subject to the regulations contained in Part 9.
4. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
5. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
6. Day care centers meeting the performance standards and development criteria set forth in Part 4.
7. Nursing homes.
8. Residential treatment facilities.
9. Private clubs.
10. Commercial Neighborhood Retail Sales and Service of Professional office structurally integrated with a multi-family use, not exceeding 25% of the structure which it is a part.
11. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
12. Home occupations meeting the performance standards and development criteria set forth in Part 4.
13. Emergency shelter homes.
14. Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.
15. Golf driving ranges.
16. Boarding houses.
17. Group care homes

D. Permitted Accessory Uses and Structures:

1. See Section 656.403
2. Community mail shelter and community pavilion
3. HVAC must be in the rear or side of each structure. There will be a zero side yard setback and 10 foot rear yard setback.

V. DESIGN GUIDELINES

A. Lot Requirements Single Family:

1. *Minimum lot area: 3,700 square feet*
2. *Minimum lot width: 50 feet*
3. *Maximum lot coverage: 50%*
4. *Minimum front yard: 12 feet*
5. *Minimum side yard: 5 feet each side or Zero lot line, provided 10 feet on one side between buildings.*
6. *Minimum rear yard: 10 feet*
7. *Maximum height of structures: 35 feet*

B. Lot Requirements Duplex:

1. *Minimum lot area: 4,500 square feet (comprising one duplex)*
2. *Minimum lot width: 50 feet*
3. *Maximum lot coverage by all buildings: 50%*
4. *Minimum front yard: 12 feet*
5. *Minimum side yard: 5 feet / 0 feet between units*
6. *Minimum rear yard: 20 feet*
7. *Maximum height of structures: 35 feet*

C. Ingress, Egress and Circulation:

(1) *Parking Requirements.* Nine units shall have two (2) 9 ft. x 18 ft. parking spaces. Two units shall have a 12 ft. x 36 ft. tandem parking space to accommodate two spaces. One unit will have one parking space in order to save a large existing tree. There may be six (6) additional spaces for guests .

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of Haywood Estates Lane and State Road A1A, 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.

(3) *Pedestrian Access.*

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

Comprehensive Plan.

D. Signs:

No sign is requested. There is an existing sign for Haywood Estates on A1A.

E. Landscaping:

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

F. Recreation and Open Space:

Pursuant to Section 656.420, Zoning Code, no recreation area will be provided.

G. Utilities

Water will be provided by JEA.

Sanitary sewer will be provided by JEA.

Electric will be provided by JEA.

H. Wetlands

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

VI. 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.