

# Exhibit D

## WRITTEN DESCRIPTION

### BRADLEY POND Units 1 & 2

**April 1, 2019**  
**Revised May 2, 2019**  
**Revised June 13, 2019**  
**Revised June 24, 2019**

#### I. PROJECT DESCRIPTION

A. This application is submitted in twofold. One, to rezone the previous Bradley Pond PUD 2017-44 (hereafter to be known as Unit 1) to add a corner parcel for signage and partner with the City of Jacksonville on trails and sidewalks for the development and two, to add a back parcel (hereafter to be known as Unit 2) for 37 new units. Unit 1 will not be listed in section VIII due to the fact that it is already a PUD. The subject property is located south of Cedar Point Road, east of Gate Road, north of vacant land and west of homes on land with the same land use and zoning. Cedarbrook, a single family development, is located approximately 1,350' west of the property and Tidewater, another single family development is located approximately 2,500' to the east. The subject property is in close proximity to shopping, mass transportation and schools.

	Unit 1	Unit 2
B. Project Architect/Planner:	J. Lucas & Associates, Inc.	J. Lucas & Associates, Inc.
C. Project Engineer:	J. Lucas & Associates, Inc.	J. Lucas & Associates, Inc.
D. Project Developer:	Terrawise Homes, Inc.	Sustainable Jax, LLC
E. Current Land Use Category:	Low Density Residential(LDR) Rural Residential (RR)	Rural Residential (RR)
F. Current Zoning District:	Planned Unit Development (PUD)	Residential Rural (RR-Acre)
G. Requested Zoning District:	Planned Unit Development (PUD)	Planned Unit Development (PUD)
H. Real Estate Numbers:	159854-0020 , 159854-0200 and portion of 159829-0010	159827-0050

#### II. QUANTATIVE DATA

	Unit 1	Unit 2
A. Total acreage:	34.08 acres +/-	24.78 +/-
B. Maximum number of dwelling units by each type:	Parcel A-22 Parcel B-35 Parcel C-45 Total - 102	37
C. Minimum amount of recreation area:	1.02 acres	n/a
D. Total amount of open space: +/-	8.43 acres	14.33 acres
E. Total amount of public/private rights of way:	+/- 7 acres	2.18 acres
F. Maximum amount of land coverage of all buildings and structures:	50%	40%
G. Phase schedule of construction: initiation date:	2nd quarter 2017, completion date: 4th quarter 2019	TBD

### III. STATEMENTS

Unit 1	Unit 2
<p>This proposed PUD differs from the usual application of the Zoning Code because it provides more open space that is required by the Code, utilizes clustering of different housing types to promote various lifestyles and price ranges, employs traditional neighborhood (TND) home designs with garages served by alleys and greater lot coverage and provides a greater emphasis on walk ability, connectivity and community.</p>	<p>This proposed PUD differs from the usual application of the Zoning Code because it provides more open space that is required by the Code, utilizes clustering and provides a greater emphasis on walk ability, connectivity, community and environmental contribution to the area.</p>
<p>A Homeowners' Association for the development shall be responsible for the maintenance of the common areas and recreation facilities. The streets may be dedicated to the City of Jacksonville or may remain privately owned and maintained by the Homeowners Association.</p>	<p>A Homeowners' Association for the development shall be responsible for the maintenance of the common areas and recreation facilities. The streets may be dedicated to the City of Jacksonville or may remain privately owned and maintained by the Homeowners Association.</p>
<p>The Subject Property will fulfill housing needs appropriate to various lifestyles and income levels, provide a mix of housing types appealing to first time buyers, retirees and other buyers. This would have a positive impact on the area, blend with surrounding uses and help to increase the property values of the older communities in the area.</p>	<p>The Subject Property will fulfill housing needs appropriate to various lifestyles and income levels. This would have a positive impact on the area, blend with surrounding uses and help to increase the property values of the older communities in the area</p>
	<p>This project is in compliance with the Future Land Use Element Policy 7.2.1 that states the City shall allow the transfer of residential densities between contiguous parcels under a common site plan and controlled zoning district in all land use categories</p>
	<p>Wetlands are present along the southern portion of the Property which makes the clustering of the lots to the north and eastside of the property. Natural buffering is provided to create this integrated community and blend the proposed development into the surrounding area</p>
	<p>The subject area will provide proposed access to Clapboard Creek via a kayak/canoe launch site with publicly accessible parking which will be maintained by the Homeowners Association</p>
	<p>The Homeowners Association will maintain all trails within the Bradley Pond subdivision boundaries</p>

## IV. USES AND RESTRICTIONS

### A. Permitted Uses:

Unit 1	Unit 2
1-Single family dwellings and other uses allowed in RLD zoning districts as allowed by Part 656.305.A.II.(a)	1- Single family dwellings.
2-Family day care homes	
<del>3- Community residential homes</del>	
3- Essential services	
4- Neighborhood parks, pocket parks, playgrounds or recreational structures)	
5- Home occupations of the Zoning Code.	
6-Temporary sales offices and construction trailers shall be allowed to be placed on site and moved throughout the site. The number of temporary offices will not exceed four (4) at any given time and shall be removed upon the completion of all sales and construction activities on the Property. No construction trailer shall be located next to a completed and occupied home. Completed homes may be used as model homes or sales or construction offices.	Same as Unit 1
7- Single family dwellings will be constructed on Suburban Lots with the garage facing the street that the home fronts on or as TND Lots with an alley behind each home and garages facing the alley	

	Unit 1	Unit 2
B. Permissible Uses by Exception:	n/a	n/a
C. Limitations on Permitted or Permissible uses by Exception:	n/a	n/a
D. Permitted Accessory Uses and Structures:	Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code provided however, that no setback shall be required to locate air conditioning compressors in a required side yard and fences, swimming pools, screened enclosures and air conditioning compressors shall be permitted in the second front yard on double frontage or through lots.	Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code provided however, that no setback shall be required to locate air conditioning compressors in a required side yard and fences, swimming pools, screened enclosures and air conditioning compressors shall be permitted in the second front yard on double frontage or through lots.

## V. DESIGN GUIDELINES

A. Lot Requirements (Required setbacks shall be measured to the face of the structural wall of the home or building. Nonstructural exterior surfaces or veneers will not be considered encroachments:

	Unit 1	Unit 2
1- Minimum lot Area:	Parcel A- 7,000 square feet Parcel B- 6,000 square feet* Parcel C- 5,000 square feet	6,000 square feet
2- Minimum lot width:	Parcel A- 70 feet Parcel B- 60 feet Parcel C- 50 feet*	60 feet
	For corner lots, the minimum lot width shall be increased by 5 feet.	
3- Maximum lot coverage:	Parcel A- 50% Parcel B- 50% Parcel C- 55%	50%
4- Minimum front yard:	Parcel A- 20 feet Parcel B- 20 feet Parcel C- 10 feet	20 feet to face of garage door and minimum 15 feet
	Parcels A & B: 20 feet to face of garage door and minimum 15 feet. On corner lots, one of the front yards may be reduced to 10 feet for Suburban Lots	
5- Minimum side yard:	5 feet	5 feet
6- Minimum rear yard:	Parcel A- 10 feet Parcel B- 10 feet Parcel C- 20 feet	10 feet
	A rear yard shall also include any yard for a double frontage or through lot that is shown on the plat for the development which reflects a 5 foot non-access easement and the yard of any TND lot that backs up to the alley serving the garage for that lot.	
7- Maximum height of structures:	35 feet	35 feet
8- Minimum frontage of each lot:	80 % of required lot width	Same as Unit 1
	Lot frontage may be reduced to 25 feet on cul- de-sacs and curves * Parcel C may be developed as either TND Lots using the same Design Guidelines for Parcel C or as Suburban lots using the same Design Guidelines as for Parcel B provided however, that each phase for this parcel shall be developed as one or the other i.e. C Phase One or Phase Two shall not be allowed to contain a mix of TND and Suburban lots but one parcel or the other may be allowed to be developed as TND lots and the other as Suburban lots.	Lot frontage may be reduced to 25 feet on cul- de-sacs and curves

## B. Ingress, Egress and Circulation

	Unit 1	Unit 2
1- Parking Requirements	The parking requirements for this development shall be consistent with Part 6 of the Zoning Code. On street, parallel parking will be allowed and encouraged for streets adjacent to TND lots	The parking requirements for this development shall be consistent with Part 6 of the Zoning Code
2- Vehicular Access	a. Primary vehicular access to the Property shall be by way of Cedar Point Road substantially as shown in the Site Plan. There shall be no access to Gate Road, The final location of the access point on Cedar Point Road is subject to the review and approval of the Development Services Division	a. Primary vehicular access to the Property shall be by way of Cedar Point Road through adjacent community zoned through Ordinance 2017-44 which provided for potential access point(s) to the south. Within the Property, internal access shall be provided to each home and the common areas via the streets as shown on the Site Plan which shall meet the standards required by the Code of Subdivision Regulations
	b. Within the Property, internal access shall be provided to each home and the common areas via the streets as shown on the Site Plan which shall meet the standards required by the Code of Subdivision Regulations.	b. The PUD provides for two potential access points to the land locked parcel-to the east and west of the PUD
	c. The PUD provides for two (2) potential access points to land locked parcels to the south of the PUD. In the event that these access points are included in the final plans for the PUD, the development of either or both of the parcels to the south shall require a modification of this PUD	
	d. A left and right turn lane warrant analysis shall be provided for the entrance at Cedar Point Rd. Cul-de-sacs with islands shall be designed such that SU-30 design vehicles can negotiate them. The roundabout shall be designed to FHWA Single Lane Roundabout Standards	
3- Pedestrian Access	a. . The community is designed to promote walk ability and opportunities for residents to get out and enjoy each other's company as well as the plentiful open space and amenities in the community. Pedestrian access shall be provided by sidewalks installed as per the alternate pedestrian system shown on the Site Plan which includes a 5' sidewalk on both sides of most streets and meandering sidewalks and paths throughout the recreation and open space areas or as otherwise approved by the City of Jacksonville Planning and Development Department	a. The community is designed to promote walk ability and opportunities for residents to get out and enjoy each other's company as well as the plentiful open space and amenities in the community. Pedestrian access shall be provided by sidewalks and multi-use pathways.

	<p>b. The sidewalk condition in 2017-44 that required the developer to build the offsite sidewalk along Cedar Point Rd from Gate Rd westward to CedarBrook, along with the onsite sidewalk along Cedar Point Road, will instead be built by the City of Jacksonville as part of a grant project. This city built sidewalk will be 8' wide and where it is adjacent to the Bradley Pond community shall be within the 20' Bradley Pond subdivision buffer.</p> <p>The Developer, in lieu of not having to build the sidewalks along Cedar Point Road, will instead construct a publicly accessible 10' wide paved multiuse trail thru the Bradley Pond development along a north/south axis connecting the sidewalk along Cedar Point Road (the sidewalk to be built by the city) to Clapboard Creek. This multiuse trail will be maintained by the Bradley Pond HOA. The City of Jacksonville will retain rights for construction of a publicly accessible trail connection via bridge/boardwalk and/paved trail to adjacent land parcels on the south side of Clapboard Creek</p>	<p>b. The Developer will construct a publicly accessible 10' wide paved multiuse trail connecting the City of Jacksonville constructed Cedar Point Road paved multiuse trail to Clapboard Creek,</p>
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**C. Signage**

Unit 1	Unit 2
<p>1-The Applicant may construct up to two (2) permanent single faced identity signs at each side of the entrance Cedar Point Road or one permanent, double faced sign in a median of the entry road to the development. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height.</p>	<p>1-Real estate and construction signs shall also be allowed on each lot as provided for by Part 656.1306 and Section 656.1307 of the Zoning Code.</p>
<p>2-Real estate and construction signs shall also be allowed on each lot as provided for by Part 656.1306 and Section 656.1307 of the Zoning Code.</p>	<p>2-Community informational signs or directional signs will be allowed within this PUD not to exceed 12 square feet.</p>
<p>3-The Applicant may construct one monument sign at the corner of Cedar Point Rd. and Gate Road not to exceed 24 square feet in area or twelve (12) feet in height which may be externally illuminated</p>	

## D. Landscaping

Unit 1	Unit 2	
1-Landscaping will meet the requirements of Part 12 Landscape Regulations of the Zoning Code. Street trees and xeriscaping shall be allowed and encouraged for all lots in the PUD	1-Landscaping will meet the requirements of Part 12 Landscape Regulations of the Zoning Code. Street trees and xeriscaping shall be allowed and encouraged for all lots in the PUD.	
2-A twenty foot (20") buffer will be provided along Cedar Point Road in accordance with the City of Jacksonville Zoning Code. In addition, a twenty foot (20") buffer will be provided along Gate Road, the buffer will be extended to the southeast corner of the property and a six (6') foot, 85% opaque fence will be installed on the eastern boundary of this twenty foot (20") buffer. Finally, a six (6') foot, 85% opaque fence will be located along the eastern boundary as shown by the Site Plan.	2-A twenty foot (20') buffer will be provided along the rear of lots 33-37 with a six (6) foot, 85% opaque fence to be placed inside the twenty foot (20') buffer.	
3-Only one (1) story homes shall be allowed to be constructed in Parcel A on lots adjacent to the required twenty foot (20") buffer.	3-Community and private Gardens will be encouraged in front or backyards.	
	<p>4-Only one (1) story homes shall be allowed to be constructed on lots 33-37. These lots shall be deed restricted</p> <p>5- The open ditch that runs in a north/south direction currently on the Burke property (real estate number 159827-0000) that is close to the West boundary line that is adjacent with Unit 2 of Bradley Pond (real estate number 159827-0050) will be moved as part of the development of Bradley Pond Unit 2 westward off the Burke property and wholly onto Bradley Pond Unit 2 property <b>at the request of Marion &amp; Ron Burke.</b></p>	
	Unit 1	Unit 2
<b>E. Recreation</b>	A minimum of one (1) acre of recreation area shall be provided for every 100 single family lots (and any fraction thereof) pursuant to Part 656.420 of the Zoning Code. The recreation may include community gardens along the pedestrian crossings, active recreation such as playgrounds, covered areas for gathering and other amenities. The recreation and open space shall be maintained by a mandatory homeowners association for the PUD	The developer will construct a publicly accessible kayak launch with adjoining parking lot on Clapboard Creek both of which will be maintained by the Bradley Pond HOA.
<b>F. Utilities</b>	Water, sanitary sewer and electric will be provided by JEA. Alleys may be utilized for the placement of underground utility lines subject to approval by the utility provider.	Water, sanitary sewer and electric will be provided by JEA.

<b>G. Wetlands</b>	The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District and all other local, state and federal requirements. The site plan has been designed to minimize impacts to wetlands.	The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District and all other local, state and federal requirements. The site plan has been designed to minimize impacts to wetlands while incorporating the beauty of the natural environment of the wetlands and providing the residents an opportunity to see the wetlands as a wonderful part of their community
<b>VI. Development Plan Approval</b>	With each request for verification of substantial compliance with the PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all the existing and proposed uses within the Property and showing the general layout of the overall Property.	same as Unit 1

**VII. PUD REVIEW CRITERIA**

	Unit 1	Unit 2
A. Consistency with Comprehensive Plan:	According to the Future Land Use Map series (FLUMS) of the 2030 Comprehensive Plan, the designated Land Uses are Low Density Residential (LDR) Rural Residential (RR) which allow for the uses requested in the subject PUD.	According to the Future Land Use Map series (FLUMS) of the 2030 Comprehensive Plan, the designated Land Use is Rural Residential (RR) which allows for the use requested in the subject PUD.
B. Consistency with the Concurrency and Mobility Management System:	The PUD will satisfy all concurrency requirements as required by the City of Jacksonville Concurrency Management System Office.	Same as Unit 1
C. Allocation of Residential Land Use:	The PUD provides for residential uses which are in compliance with the requirements of the 2030 Comprehensive Plan.	Same as Unit 1
D. Internal Compatibility/ Vehicular Access:	Vehicular access will be from Cedar Point Road. All uses are for single family.	Vehicular access will be from Cedar Point Road through the development under Ordinance 2017-44 to the north of this project. All uses are for single family.
E. External Compatibility/ Intensity of Development:	The proposed density and uses are compatible with residential development in the area. The PUD provides for twenty foot (20") buffers along the western boundary and open space along the eastern boundary adjacent to existing rural uses and restricts homes constructed adjacent to those uses to one (1) story construction	The proposed density and uses are compatible with residential development in the area.



F. Recreation/ Open Space:	The PUD will provide a recreation/common area for the community of approximately 5.13 acres. In addition, ponds and wetlands total approximately 3.3 acres and provide additional open space accessible to all residents	The PUD will provide an active recreation/common area for the community of approximately 2.42 acres. In addition, ponds and wetlands total approximately 14.47 acres and provide additional passive space
G. Impact on Wetlands:	The Property will be developed in accordance with the permit requirements of the local, state and federal agencies with jurisdiction	Same as Unit 1
H. Listed Species Regulations:	The Subject Property contains less than 50 acres and a listed species survey is not required.	Same as Unit 1
I. Off Street Parking and Loading Requirements:	Parking will be provided for each home as required by Part 6 of the Zoning Code. On street, parallel parking will be allowed and encouraged for streets adjacent to TND lots.	Parking will be provided for each home as required by Part 6 of the Zoning Code.
J. Sidewalks, Trails and Bikeways:	Pedestrian access shall be provided by sidewalks installed as per the alternate pedestrian system shown on the Site Plan or as otherwise approved by the City of Jacksonville Planning and Development Department	Same as Unit 1
K. Stormwater Retention:	A total of two (2) ponds are proposed to be constructed and the existing pond is proposed to remain on the Property and will be maintained by the Homeowners Association	A total of two (2) ponds are proposed to be constructed
L. Utilities:	The Jacksonville Electric Authority will provide all utilities.	Same as Unit 1

## VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

Element	Zoning Code	Unit 2
Landscaping & Buffering	Part 12, Chapter 656 Zoning Code	1-Street trees and xeriscaping shall be allowed and encouraged for all lots in the PUD. Community and private Gardens will be encouraged in front or backyards. 2- A twenty foot (20') buffer will be provided along the rear of lots 33-37 with a six (6) foot fence to be placed inside the twenty foot (20') buffer.
Min Lot Requirements (Width & Area)	Section 656.304 A (I) d For single-family dwellings and mobile homes, the minimum lot requirements (width and area), except as an otherwise required for certain other uses, are as follows: (1) Width—100 feet. (2) Area—43,560 square feet.	(1) Width—60 feet. (2) Area—6,000 square feet.

Min Yard Requirements	<p>Section 656.304 A (I) f  The minimum yard requirements for all permitted or permissible uses and structures are as follows:</p> <ul style="list-style-type: none"> <li>(1) Front—25 feet.</li> <li>(2) Side—Ten feet.</li> <li>(3) Rear—Ten feet.</li> </ul>	<ul style="list-style-type: none"> <li>(1) Front—20 feet.</li> <li>(2) Side—5 feet.</li> </ul>
Permitted Accessory Uses & Structures	Section 656.403, Zoning Code	<p>Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code provided however, that no setback shall be required to locate air conditioning compressors in a required side yard and fences, swimming pools, screened enclosures and air conditioning compressors shall be permitted in the second front yard on double frontage or through lots.</p>
Permitted Uses	<p>Section 656.304 A (I) a</p> <ul style="list-style-type: none"> <li>(1) Single-family dwellings.</li> <li>(2) Foster care homes.</li> <li>(3) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.</li> <li>(4) Family day care homes meeting the performance standards and development criteria set forth in Part 4.</li> <li>(5) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</li> <li>(6) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</li> <li>(7) Golf courses meeting the performance standards and development criteria set forth in Part 4.</li> <li>(8) 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.</li> <li>(9) Country clubs meeting the performance standards and development criteria set forth in Part 4.</li> <li>(10) Animals, other than household pets, meeting the performance standards and development criteria set forth in Part 4.</li> <li>(11) Home occupation meeting the performance standards and development criteria set forth in Part 4.</li> </ul>	<ul style="list-style-type: none"> <li>(1) Single family dwellings.</li> <li>(2) Temporary sales offices and construction trailers shall be allowed to be placed on site and moved throughout the site. The number of temporary offices will not exceed two (2) at any given time and shall be removed upon the completion of all sales and construction activities on the Property. No construction trailer shall be located next to a completed and occupied home. Completed homes may be used a model homes or sales or construction offices.</li> </ul>