

EXHIBIT D

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WRITTEN DESCRIPTION

Old Kings Road Manufactured Home PUD

Date: January 23, 2026

I. PROJECT DESCRIPTION

A. The Property consists of approximately five point five four acres located on the west side of Old Kings Road in Duval County Florida. The site is vacant and contains three point three one acres of uplands and two point two three acres of wetlands. Surrounding uses are rural residential and agricultural. No commercial or industrial properties exist nearby. The proposed use is a twenty two lot single family manufactured home residential community.

B. Project Name: Old Kings Road Manufactured Home PUD

C. Project Architect/Planner: Surge Group

D. Project Engineer: Ebrahim Karan

E. Project Developer: Sandcastle Capital Holdings LLC

F. Current Land Use Designation: RR Rural Residential

G. Current Zoning District: AGR Agriculture

H. Requested Zoning District: PUD Planned Unit Development

I. Real Estate Number: 002547 0002

II. QUANTITATIVE DATA

A. Total Acreage: 5.54 acres

B. Total number of dwelling units: 22

C. Total amount of non residential floor area: 0 square feet

D. Total amount of recreation area: Minimum 0.3 acres upland recreation area

E. Total amount of open space: 0.4 acres

F. Total amount of public or private rights of way: Approximately 0.6 acres

G. Total land coverage of all buildings: Maximum 50 percent per lot

H. Phase schedule: Infrastructure begins within 6 months. Homes completed over approximately 3 years.

A. The PUD differs from the usual application of the zoning code by allowing flexible lot layout, private internal roads, individual wells and septic systems, wetland protection, and coordinated infrastructure beyond what AGR zoning permits.

B. All private roads, stormwater ponds, drainage facilities, wells, septic systems, signage, and common spaces will be privately maintained. The City of Jacksonville will not maintain any internal facilities.

IV. USES AND RESTRICTIONS

A. Permitted Uses: Single family manufactured homes, private roads, wells, septic systems, stormwater ponds, accessory residential uses.

B. Permissible Uses by Exception: None requested.

C. Limitations: The development shall be limited to residential uses and accessory uses customarily associated with residential communities. Industrial uses and commercial uses unrelated to the residential operation, management, or occupancy of the Property are prohibited.

D. Permitted Accessory Uses: Storage sheds, porches, decks, carports, accessibility ramps, fences, utility equipment.

E. Restrictions on Uses: No nuisance uses. All lighting must be residential and non intrusive. No loud noise or offensive odors.

V. DESIGN GUIDELINES

A. Lot Requirements: Minimum lot area: 4,400 square feet Minimum lot width: 32 feet Maximum lot coverage: 50 percent Minimum front yard: 10 feet Minimum side yard: 3 feet Minimum rear yard: 10 feet Maximum structure height: 35 feet

B. Ingress, Egress, Circulation: Parking Requirements: Two off street parking spaces per lot. Vehicular Access: Two access points from Old Kings Road, as shown on the site plan. Internal Access: Private crushed concrete roads with hammerhead turnarounds. Pedestrian Access: Internal private streets. A sidewalk waiver is included for Old Kings Road.

C. Signs: Two single-faced signs located on either side of the road entering the neighborhood. Signs shall be of monument style, and not exceed eight feet in height.

D. Landscaping: In accordance with Part 12 Landscape Regulations. One tree per lot minimum. Tree mitigation waiver submitted under Ordinance 2025 0102.

E. Recreation and Open Space: Minimum 0.3 acres upland recreation and passive open space, satisfying the requirement of one acre per one hundred single family lots.

F. Utilities: Water will be provided by wells. Sanitary sewer will be provided by septic systems. Electric

will be provided by JEA. Solid waste will be collected by an approved private hauler.

G. Wetlands: Jurisdictional wetlands located on the Property have been identified on the site plan. No wetland impacts are proposed as part of this rezoning action. Any future activity affecting wetlands, including potential mitigation, permitting, or modification, shall comply with all applicable local, state, and federal requirements and shall be subject to separate review and approval by the appropriate regulatory agencies.

VI. DEVELOPMENT PLAN APPROVAL

Each request for substantial compliance must include a site plan identifying all proposed and existing uses, lot layout, road layout, stormwater, and wetlands.

VII. JUSTIFICATION FOR PUD CLASSIFICATION

The PUD allows flexible placement of homes, private internal roadways, wells, septic systems, storm water facilities, and open space in a manner that responds to site constraints, including the location of wetlands, while maintaining compatibility with surrounding rural residential uses. The project supports the City of Jacksonville 2030 Comprehensive Plan by providing attainable housing, promoting the efficient use of infill land, preserving environmental features, improving overall site organization, and ensuring that all internal infrastructure, stormwater systems, and common areas are privately maintained. By applying unified development standards and a comprehensive site design, the PUD advances public policy objectives, enhances neighborhood character, and enables a level of coordination, flexibility, and long-term stewardship that is not possible through strict application of the base zoning code.

EXHIBIT F
OLD KINGS PUD

Land Use Table

Total gross acreage	5.54 Acres	100%
Single family	5.54 Acres	100%
Total number of dwelling units	22 D.U.	
Multiple family	0 Acres	0%
Total number of dwelling units	0 D.U.	
Commercial	0 Acres	0%
Industrial	0 Acres	0%
Other land use (Wetlands - Preserved)	2.23 Acres	
Active recreation and/or open space	0.00 Acres	0%
Passive open space (Upland Only)	0.40 Acres	7%
Public and private right-of-way	0.60 Acres	11%
Maximum coverage of buildings and structures	50% per lot	