

Exhibit D

WRITTEN DESCRIPTION

Azalea Grove PUD

November 25, 2025

I. PROJECT DESCRIPTION

Applicants propose to rezone from RMD-A to PUD 14.17 +/- acres of land. The property is located on the west side of Lem Turner Road, south of Hemlock Street and north of Newcomb Road.

The property to the north is a new multifamily residential property (Hansen Creek) with 144 duplex units, The property to the northwest is the second phase of Hansen Creek (Hansen Creek II) and is comprised of an additional 96 new multifamily residential property. The total project size to the north is 240 duplexes in the RMD-A zoning category. The property to the east is RMD-A. The property to the south is a 55 +/- acre Master Planned RV, tiny/cottage home, and an RV resort vacation rental property (Flamingo Lakes) in the ROS zoning district. The property to the west is a 15 +/- acre gated ROS property that offers both short and long term RV parking. The property to the west/north west is zoned RLD-40 and will allow for detached single family homes with a minimum width of 30'.

Azalea Grove PUD is currently zoned for MDR and RMD-A which allows for both townhomes and duplexes and single family homes. The Azalea Grove PUD request is being submitted to allow for cottage homes as shown in the attached site plan.

PROJECT OVERVIEW:

A.	Project Name:	Azalea Grove PUD
B.	Project Architect/Planner:	Dominion Engineering Group
C.	Project Engineer:	Dominion Engineering Group
D.	Project Developer:	Bird Dog, LLC
E.	Current Land Use Designation:	MDR
F.	Current Zoning District:	RMD-A
G.	Requested Zoning District:	PUD
H.	Real Estate Number(s):	019476-0020, 019476-0010, 019487-0000, 019488-0000

II. QUANTITATIVE DATA

- A. Total Acreage: 14.17 +/- Acres
- B. Total number of dwelling units: Maximum of 130
- C. Total amount of non-residential floor area: 0
- D. Total amount of recreation area: 0 +/- Acres
- E. Total amount of open space: 0
- F. Total amount of public/private rights of way: 0
- G. Total amount of land coverage of all buildings and structures: 70%
- H. Phase schedule of construction: Single-Phase or Two-Phase

III. STATEMENTS

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

The Azalea Grove PUD differs from the RMD-A zoning district in that it will decrease the minimum lot width from 40' feet to 30' feet for single family dwellings known as cottage homes.

- 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 areas will be maintained by the Azalea Grove HOA.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:

- a) Single-family dwellings.
- b) Townhomes, subject to Section 656.414.
- c) Duplexes.
- d) Cottages. Cottage Homes.
- e) Temporary construction trailers and offices, leasing/sales/management offices, models and similar uses.
- f) Amenity/recreation areas.

- g) Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- h) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- i) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception: Any use permissible under exception in the Medium Density Residential districts.

C. Limitations on Permitted or Permissible Uses by Exception:

D. Permitted Accessory Uses and Structures:

- a) Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.

V. DESIGN GUIDELINES

A. Lot requirements:

Single Family

- (1) Minimum lot width: Thirty (30) feet.
- (2) Minimum lot area: Two thousand seven hundred (2,700) square feet.
- (3) Maximum lot coverage: Seventy (70) percent.
- (4) Minimum front yard: Twenty (20) feet.
- (5) Minimum side yard: Three (3) feet.
- (6) Minimum rear yard: Ten (10) feet.
- (7) Maximum height of structures: Thirty-five (35)

Townhome

- (1) Minimum lot width: Fifteen (15) feet; twenty-five (25) feet for end units.
- (2) Minimum lot area: One thousand five hundred (1,500) square feet.
- (3) Maximum lot coverage: Seventy (70) percent.

- (4) Minimum front yard: Twenty (20) feet.
- (5) Minimum side yard: Zero (0) feet; ten (10) feet for end units.
- (6) Minimum rear yard: Ten (10) feet.
- (7) Maximum height of structures: Thirty-five (35)

Duplex

- (1) Minimum lot width: Twenty (20) feet.
- (2) Minimum lot area: One thousand eight hundred (1,800) square feet.
- (3) Maximum lot coverage: Seventy (70) percent.
- (4) Minimum front yard: Twenty (20) feet.
- (5) Minimum side yard: Zero (0) feet, five (5) feet exterior, with 10 feet between buildings.
- (6) Minimum rear yard: Ten (10) feet.
- (7) Maximum height of structures: Thirty-five (35)

All Other

- (1) Minimum lot width: Seventy (70) feet (except as otherwise required for certain uses).
- (2) Minimum lot area: Two thousand (2,000) feet (except as otherwise required for certain uses).
- (3) Maximum lot coverage: Fifty (50) percent. Impervious surface ratio as required by Section 654.129.
- (4) Minimum front yard: Twenty (20) feet.
- (5) Minimum side yard: Five (5) feet.
- (6) Minimum rear yard: Twenty (20) feet.
- (7) Maximum height of structures: Thirty-five (35)

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* No guest parking shall be required for single-family / cottage lots. The parking requirements for all other uses shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.* Vehicular access to the Property shall be by way of Hemlock St & Newcomb St, 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. A sidewalk will be provided at both entrances to the neighborhood to provide pedestrian maneuverability in ingress and egress to and from the development.

C. Signs:

1) Two (2) double faced or two (2) single faced signs not to exceed 32 square feet in area and 15 feet in height.

2) Directional Signs:

Directional signs for vehicles (handicapped, deliveries, no parking, directional, etc.) are permitted and shall be designed as a unified package. Directional signs indicating common areas and buildings, etc. are permitted. The design of these signs should reflect the character of the use and may include the project logo and name. For predominantly vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such signs 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 with decorative post(s) and finials.

3) Real Estate and Construction Signs.

Real estate and construction signs of a maximum of forty-eight (48) square feet in area and twelve (12) feet in height are permitted.

D. Landscaping:

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

E. Recreation and Open Space:

The site shall have no minimum park space requirements to accommodate single family / cottage homes.

F. Utilities

Electricity, Water and Sewer to be provided by JEA.

G. 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.

VII. 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 2045 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

EXHIBIT F

PUD Name

Azalea Grove PUD

Land Use Table

Total gross acreage	14.17	Acres	100 %
Amount of each different land use by acreage			
Single family	14.17	Acres	100 %
Total number of dwelling units	130	D.U.	
Multiple family		Acres	
Total number of dwelling units		D.U.	
Commercial		Acres	
Industrial		Acres	
Other land use		Acres	
Active recreation and/or open space		Acres	
Passive open space		Acres	
Public and private right-of-way		Acres	
Maximum coverage of buildings and structures		Sq. Ft.	