

# Exhibit D

## THIRD AMENDED PUD WRITTEN DESCRIPTION

**Willens Claire Lane PUD**  
**Date: May 7, 2014**  
**Current Zoning District: PUD**  
**Current Land Use Designation: RPI**  
**Proposed Zoning District: PUD**  
**RE #: 156026-0205**

### I. PROJECT DESCRIPTION

Applicant proposes to rezone 2.50 acres of property from PUD to PUD. The parcel is located north of Claire Lane and west of the existing PUD's controlled by ordinance 74-840-493 and ordinance 80-352-154. The site is currently developed into an educational facility as authorized by the 1974 & 1980 PUD's.

The subject parcel is designated RPI on the Future Land Use Maps. The surrounding uses are PUD/Commercial General to the east, PUD/RPI (buffer) to the west, PUD/RPI (buffer) to the north and PUD/Commercial General to the south.

The parcel is a portion of a previously designated outparcel to a commercial shopping center development. The proposed development is a portion only of the outparcel and the remaining portions of the outparcel are buffer from LDR uses. The site will be developed into two (2) to four (4) individual buildings with the entire project not exceeding 25,000 sq. ft. of floor area. The uses authorized by the PUD are limited to certain of the uses of the CRO zoning district, a primary conventional zoning district in the RPI land use category.

The use of the property for the CRO uses along with the surrounding buffer to the west and south creates a gradual step down in uses from the commercial general uses fronting San Jose and along Claire Lane and the existing LDR uses to the west.

**Project Name: Willens Claire Lane PUD**  
**Project Architect/Planner: Stephen McCullar**  
**Project Engineer: J. Lucas & Associates, Inc.**  
**Project Developer: Dr. Michael Willens**

### II. QUANTITATIVE DATA

**Total Acreage: 2.50**  
**Total number of dwelling units: 0**

**Total amount of non-residential floor area: 25,000 s. f.**

**Total amount of recreation area: 0**

**Total amount of open space: 0**

**Total amount of public/private rights of way: 0**

**Total amount of land coverage of all buildings and structures: 22,000 s.f.**

**Phase schedule of construction (include initiation dates and completion dates):  
No phasing**

### **III. USES AND RESTRICTIONS**

#### **A. Permitted Uses:**

- (1) Medical, dental or chiropractor offices and clinics (but not hospitals).
- (2) Professional or business offices.
- (3) Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliance, and similar products either in conjunction with a professional service being rendered or in a stand-alone structure not exceeding 4,000 square feet.
- (4) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (5) Day care centers meeting the performance standards and development criteria set forth in Part 4.
- (6) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (7) Off-Street parking lots meeting the performance standards and development criteria set forth in Part 4.
- (8) Adult Congregate Living Facility/Assisted Living Facility.
- (9) Banks, savings and loan and institutions and similar uses.

- (10) Drive-thru facilities in conjunction with permitted uses.
- (11) Restaurants including facilities for the sale and service of alcoholic beverage for on-premises consumption.
- (12) Retail outlets not to exceed 10,000 sq. ft. in size.

**B. Permissible Uses by Exception:** N/A

**C. Limitations on Permitted or Permissible Uses by Exception:** N/A

**D. Permitted Accessory Uses and Structures:** See §656.403

**D. Restrictions on Uses:** N/A

#### IV. STATEMENTS

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

The PUD allows for limited operation of permitted uses in RPI classification to serve the neighboring area.

**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.**

Facilities will be maintained by individual parcel owners or a COA.

#### V. DESIGN GUIDELINES

**A. Lot Requirements:**

- (1) *Minimum lot area:* 6,000 s.f.
- (2) *Minimum lot width:* 60 feet
- (3) *Maximum lot coverage:* 50%
- (4) *Minimum front yard:* 20 feet
- (5) *Minimum side yard:* 10 feet

- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 35 feet

**B. Ingress, Egress and Circulation:**

a. *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 Claire Lane, 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.
- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

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

**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 for each structure.
- (2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- (3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
- (4) Directional signs shall not exceed four (4) square feet.
- (5) One (1) 60 sq. ft. office park monument sign.

**D. Landscaping:**

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

**E. Recreation and Open Space:**

See Exhibit F.

**F. Utilities**

- Water will be provided by JEA.
- Sanitary sewer will be provided by JEA.
- Electric will 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 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

A. Is more efficient than would be possible through strict application of the Zoning Code;

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

D. Provides a gradual step down in uses between existing commercial general use and existing residential use.