

# **EXHIBIT D**

## **PUD Written Description**

### **Baymeadows Place**

Date: September 17, 2014

Revised February 9, 2015

#### **I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. Current Land use Category: RPI
- B. Current Zoning District: PUD
- C. Requested Zoning District: PUD
- D. Real Estate Parcel Number: 148521-3001

#### **II. JUSTIFICATION OF THE PUD**

This PUD to PUD rezoning is submitted to provide for additional signage for this as built office park. Signage is essential to maintaining the sustainability of the property for commercial uses. This office park was built in 1984 as approved by ordinance 78-773 and would like to be more visible and competitive in a changing area of Baymeadows Road.

#### **III. PUD DEVELOPMENT CRITERIA**

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

- (1) Medical and dental office or clinics (but not hospitals).
- (2) Professional and business offices.
- (3) Multiple-family dwellings.
- (4) Single family dwellings that were originally designed and constructed prior to adoption of the Comprehensive Plan.
- (5) Schools meeting the performance standards and development criteria set forth in Part 4.
- (6) Vocational, trade or business schools.
- (7) Colleges and universities.
- (8) Fraternity and sorority houses.
- (9) Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (10) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
- (11) Adult Congregate Living Facility (but not group care home or residential treatment facility).
- (12) Libraries, museums and community centers.
- (13) Radio and television broadcasting studios and offices (subject to Part 15).
- (14) Banks without drive-through, savings and loan institutions, and similar uses.

- (15) Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
- (16) Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand alone structure not exceeding 4,000 square feet.
- (17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (18) Community residential homes of up to six residents meeting the performance standards and development criteria set forth in Part 4.
- (19) Hospice facilities.
- (20) Employment office (but not a day labor pool).

**B. Limitations on Permitted Uses**

All of the permitted uses in the CRO District are limited by the following conditions unless otherwise provided:

- (1) Retail sales, display or storage of merchandise shall be subordinate and clearly incidental to a permitted use.
- (2) No vehicles, other than passenger automobiles or trucks of not more than three-quarter-ton payload capacity or 5,000 pounds actual scale weight shall be used.

**C. Permitted Uses by Exception**

- (1) Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
- (2) New Single-family dwellings.
- (3) Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.
- (4) Group care home meeting the performance standards and development criteria set forth in Part 4.
- (5) Essential services 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) Drive-through facilities in conjunction with a permitted or permissible use or structure.
- (8) Private clubs.
- (9) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (10) Retail outlets for the sale of food and drugs, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), drugs and similar products, and dry cleaning pickup station,

all not to exceed 50 percent of the gross floor area of the building of which it is a part.

(i) Sale, display and preparation shall be conducted within a completely enclosed building

(ii) Products shall be sold only at retail.

(iii) No sale, display or storage of secondhand merchandise shall be permitted.

(11) Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption only, subject to the following condition:

(i) Seating shall not exceed a capacity of 60; provided that seating may be unlimited where total floor area of the restaurant does not exceed ten percent of the gross floor area of the building of which it is a part.

**D. Accessory Structures:**

(1) Accessory uses and Structures are allowed as defined in Section 656.403 of the Zoning Code.

**IV. DESIGN GUIDELINES**

**A. Lot Requirements:** per 656.306

(1) Minimum lot area: 7,000 sf

(2) Minimum lot width: 70 ft

(3) Maximum lot coverage: 50%

(4) Minimum front yard: 20 ft

(5) Minimum side yard: 10 ft

(6) Minimum rear yard: 20 ft

(7) Maximum height of structures: 45 ft

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

(1) Parking Requirements. 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 existing access points as shown in the Site Plan via Baymeadows Road and Baymeadows Circle.

(3) Pedestrian Access.

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

**C. Signs:**

- (1) One (1) street frontage sign of 200 square feet in area is permitted. Such freestanding signs shall be of monument style or as otherwise approved by the Planning and Development Department, not to exceed 25 feet in height. Such signage may be internally lit or illuminated and may include a changing message device.
- (2) Each individual office will be allowed one (1) under-the-canopy sign per frontage, not exceeding a maximum of 20 square feet in area per sign, is permitted. Such signage may be internally lit or illuminated.
- (3) Directional signs shall be limited to one (1) non-illuminated sign per building not exceeding 32 square feet.
- (4) [The current signage approved under permit 6078.000 shall be a permitted sign within the PUD and shall remain with any ownership of Unit 408.](#)

**D. Landscaping:**

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

**E. Recreation and Open Space:**

This PUD is a commercial use and does not require recreation space.

**F. Utilities**

Electric will be provided by JEA.  
Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.

**G. Wetlands**

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

**V. 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.

## **VI. 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 consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 1.1.12: Promote the use of Planned Unit Developments (PUDs) cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
- C. Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain and increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
- D. Is consistent with the 2030 Comprehensive Plan Future Land Use Element Objective 1.1: Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
- E. Is consistent with the 2030 Comprehensive Plan Future Land Use Element Objective 6.3:  
The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.
- F. Is consistent with the 2030 Comprehensive Plan Future Land Use Element Objective 3.4: Where feasible, the City shall encourage all new developments to conform to a compact and connected growth pattern with land use diversity and improved interrelationships among living, working, shopping, education and recreational activities.

## **VII. PUD REVIEW CRITERIA**

A. *Consistency with Comprehensive Plan.*

The uses proposed are consistent with the Comprehensive Plan Objectives and Policies above.

B. *Consistency with the Concurrency and Mobility Management System.*

The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency and Mobility Management System Office (CMMSO).

C. *Internal Compatibility/Vehicular Access.*

Vehicular access is provided from Baymeadows Road and Baymeadows Circle.

D. *External Compatibility/Intensity of Development.*

The project description describes the surrounding Zoning designations and will be subject to review by the City of Jacksonville Planning and Development Department

E. *Recreation/Open Space.*

This PUD is a commercial use and does not require recreation space.

F. *Impact on Wetlands.*

Any impact on wetlands will be permitted in accordance with local, state and federal requirements.

G. *Listed Species Regulations.*

The property is less than fifty (50) acres. As such, a formal survey of the property is not required by the Planning and Development Department.

H. *Off-Street Parking & Loading Requirements.*

The site plan provides integrated parking and loading facilities to support the uses.

I. *Sidewalks, Trails, and Bikeways.*

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

J. *Stormwater Retention.*

Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District (SJRWMD). Stormwater retention areas may be located on or off-site and may be shared with other parcels provided the stormwater design for the entire PUD meets the standards and requirements of the City of Jacksonville and the SJRWMD. Underground detention vaults may be utilized.

*K. Utilities.*

Electric power and water and sewer services are available to the site and will be provided for by JEA.

*L. Modifications.*

Amendments to this approved PUD may be accomplished through an administrative deviation, administrative modification, minor modification, or by filing an application for rezoning as allowed by Section 656.341 of the Zoning Code.

**VII. ADDITIONAL DATA**

A. Existing site characteristics:

B. How the PUD differs from the Zoning Code: The PUD zoning will more appropriately define restrictions on the uses and development so as to more appropriately coexist with the changing uses in the immediate area. This PUD written description eliminates some of the permitted and permissible uses by exception per 656.311 A (3).

C. Schedule indicating phases, commencement/completion dates: The project is as built.

D. Statement of intent for operation: Office Park

E. Operation and Maintenance of property: Applicant plans to retain ownership of the property and will maintain the property at applicant's expense.

F. Name of developer, Architect, Engineer, Planner:

1. Developer: n/a- as approved by ordinance 78-773
2. Architect: n/a- as approved by ordinance 78-773
3. Engineer: n/a- as approved by ordinance 78-773
4. Planner: n/a- as approved by ordinance 78-773

G. Acreage Table:

Total Gross Acreage  acres 100

Amount of each different land use by acreage

Single family  acres

Total number of units  d.u.

Multiple Family  acres

Total number of units	<input type="text" value="0"/>	d.u.
Commercial	<input type="text" value="3.58"/>	acres <input type="text" value="100"/>
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="32,000"/>	sq. ft. <input type="text" value="----"/>
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"/>	acres <input type="text" value="0"/>
Public and private right-of-way	<input type="text" value="0"/>	acres <input type="text" value="0"/>
Maximum coverage of buildings and structures	<input type="text" value="32,000"/>	sq. ft. <input type="text" value="20.5"/>