

EXHIBIT D

PUD Written Description

ACADEMIE de MONTESSORI ANNEX PUD December 22, 2014 (Revised February 19, 2015)

I. PURPOSE AND INTENT

It is the purpose and intent of this PUD to provide flexibility in planning, design and development; to provide an environment compatible with surrounding land use; to encourage the preservation of the natural site features; thereby promoting the public health, safety, morals, order, comfort, convenience, appearance, prosperity, and the general welfare of the community. The PUD will create a unified development plan potentially incorporating shared access, utilities, stormwater treatment and other development criteria as may be necessary. The creation of a master planned development affords an efficient use of the land. This PUD will also provide the needed facilities for businesses and all the positive economic impacts to the community it creates. See the Planned Unit Development land use description for a better understanding of the existing facilities.

Project Owner: Mary Saltmarsh
Evans Enterprises, LLC
2370 Merri Anne Drive
Jacksonville, Florida 32216

Project Planner/Agent: Greg Kupperman
Green & Kupperman, Inc.
200 First Street, Suite B
Neptune Beach, FL 32266

Number of acres: .13+/-

Current Land Use Category: MDR (Medium Density Residential)

Current Zoning District: RMD-D (Residential Medium Density-D)

Requested Land Use Category: N/A

Requested Zoning District: PUD (Planned Unit Development)

Real Estate Number: 080579-0000

How does the proposed PUD differ from the usual application of the Zoning Code? This PUD district will differ from conventional zoning districts by excluding the less desirable uses found in the conventional districts. This PUD district will be specifically limited to the uses provided herein. Excluding the less desirable uses will make this PUD district more compatible with existing and proposed surrounding uses. The PUD district will also allow the continued operation of the developed facilities.

The PUD district also provides a site plan and is specific as to other design criteria unique to the subject property. The property owners will maintain the interior/exterior of the buildings and the exterior yards. The continued operation of these facilities will be provided by the owner.

Total Acreage:	.13+/- acres
Total number of dwelling units by each type:	1 Single Family
Total amount of non-residential floor area:	3,000+/- sq. ft.
Total amount of recreation area:	300+/- sq. ft.
Total amount of open space:	3,000 sq. ft.
Total amount of public/private rights of way:	Not Applicable
Total amount of land coverage of all buildings and structures:	1,800+/- sq. ft.
Phase schedule of construction.	Not Applicable

II. PLANNED UNIT DEVELOPMENT LOCATION

The Academie de Montessori Annex PUD will be located on land containing approximately .13+- acres owned by Evans Enterprises, LLC. The proposed PUD is located on the north side of LaSalle Street between the alley on the east side and Belmont Avenue to the west. The address of the subject property is 1215 LaSalle Street.

III. PLANNED UNIT DEVELOPMENT LAND USE DESCRIPTION

The site plan depicts the intended plan of development which is part of this PUD application. The property was being used as a single family dwelling. A more detailed description of the uses that will be permitted within the PUD and the use restrictions are contained herein.

Strict compliance with the parking and landscape regulations would create an economic hardship to the owners and limit the proposed site from providing the most appropriate development options. The PUD asks for minimum relief from some of the conventional parking and landscaping regulations as described herein. This PUD will be limited by the parent parcel of land across the street at 1216 LaSalle Street. The parent parcel is existing Academie de Montessori and is in the PUD zoning district consistent with the provisions in Ordinance 2000-631-E. This PUD will be limited by those same provisions.

The existing Academie de Montessori School is located on a parcel of land containing approximately .37+/- acres of land and is located at the Southeast corner of La Salle Street and Belmont Avenue. The building (s) on site were previously used as a church and ancillary uses.

Montessori Education is a self-paced, hands on method which was designated by Dr. Maria Montessori in the early 1900's in Italy. The curriculum is designated to be completed over a full, three year cycle. This time allows the child time to internalize a deep sense of respect which is the cornerstone of Montessori. Dr. Montessori realized that without "respect" the child was unable to function as a viable member of the community. Therefore, in addition to a strong academic curriculum, Montessori children are introduced to a wide range of Values Orientation concepts and a strong sense of Cultural Studies. Montessori schools are found worldwide, originating in Europe, and later (1950's) introduced into the United States. Schools range in age from infant/toddler through high school. They have a track record of producing responsible, creative, self reliant individuals. Schools such as these are an asset to any community.

The existing school operates as follows:

Maximum number of students: 100 students

Maximum number of staff persons: 8 staff

The Hours of operation are as follows:

7:30am-5:45pm/full day students

9:00am-12:00pm/part day students*

9:00am-2:30pm/part day students*

*It is anticipated that 50-75% of the enrollment will be part-day students. Other typical functions of a Montessori school will take place through the day and week.

The age of the students shall range from two (2) to three (3) years of age, through twelve (12) years of age. The school will offer nursery school through the sixth grade.
2015)

IV. PLANNED UNIT DEVELOPMENT PERMITTED USES AND STRUCTURES

The subject property is subject to the limitations of the Comprehensive Plan and this PUD zoning district.

A. Permitted Uses and Structures.

- (1) Single family dwelling.
- (2) School annex building to the existing Academie de Montessori subject to the limitations in PUD Ordinance 2000-631-E. The annex building will not provide for any increase in number of students/staff, hours of operation and school grades or students age. The annex building will be used as part of the existing Academie de Montessori campus and the limitations provided therein.

B. Permitted accessory uses and structures. See Section 656.403

C. Accessory Structures:

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

D. Restrictions on Uses:

1. Dumpsters, propane tanks and similar appurtenances must be screened from any roadways by landscaping or opaque fencing which is aesthetically compatible with other structures located on the property.
2. Any request to deviate from these restrictions on the aggregate building area or uses shall be evaluated through the PUD minor modification process with a revised site plan to evaluate the internal and external compatibility of such proposed uses.

V. PLANNED UNIT DEVELOPMENT LOT AND BUILDING REQUIREMENTS

A. The minimum lot requirements and building requirements shall be in accordance with the requirements provided herein.

- (a) *Minimum lot requirements (width and area).*
Minimum lot width—50 feet.
- (b) Minimum lot area—6,000 square feet.
- (c) *Maximum lot coverage by all buildings and structures.* 50 percent.
- (d) *Minimum yard requirements.*
All uses:
 - (i) Front—20 feet.
 - (ii) Side—2 feet for principal structure, 6 inches for accessory structure (existing conditions).
 - (iii) Rear—Corner lot does not have a rear yard.
- (e) *Maximum height of structures.* 35 feet.

B. Parking Requirements

Parking for the annex is being accommodated from the parent school parcel across the street. There are no increases in staff or students therefore no additional parking is needed. If used as a single family dwelling there is a garage and two parking spaces where the pavers are located. The parking spaces may be used for the single family dwelling or in conjunction with the school operations

C. Vehicular Access, Right-of-Ways and Driveways

Vehicular access to the subject property is via the alley depicted on the PUD site plan. The vehicular access is only for loading/unloading of supplies and not students. The parking spaces may be used for the single family dwelling or in conjunction with the school operations.

D. Tree Protection and Landscape Requirements

The subject property is an existing developed property. Landscaping will be as it currently exists on site. Some trees and shrubs may be removed if necessary for the play garden improvements that are depicted on the site plan. Landscape requirements were substantially different from current regulations when the buildings were originally constructed. Strict compliance

with the landscape regulations would create an economic hardship to the owners and make the continued operation of the facilities difficult. The PUD asks for relief from the landscaping regulations as described herein.

E. Signage

One street frontage sign not exceeding twenty four square feet in size and architecturally compatible with the existing school signage at 1216 LaSalle Street. Subject to the review and approval of the Planning and Development Department.

F. Pedestrian Access and Circulation

Pedestrian access and circulation will be provided with safe access between each of the facilities. Because of the emphasis of the neighborhood setting and the community campus concept a pedestrian crosswalk shall be allowed to cross LaSalle Street. The crosswalk shall be between the existing school site and the annex site. The same shall be subject to the review and approval of the Planning and Development Department.

G. Recreation and Open Space

As depicted on the PUD site plan there is open space provided as a play garden and green lawns. The play garden will consist of approximately 600 square feet of area.

H. Fencing

An eight foot wood or vinyl fence is permitted along the west and north property lines. A four foot fence including gates are permitted along the south and east property lines. That fence will be architecturally compatible with the existing decorative fencing for the parent school site at 1216 LaSalle Street.

I. Utilities

Electric, potable water and sanitary sewer is provided by JEA.

J. Wetlands

There are no wetlands located on the subject property.

K. Stormwater Retention

Stormwater retention will not be required. Site is already developed and there are no additional improvements.

VI. DEVELOPMENT PLAN APPROVAL

A preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all existing and proposed uses within the property showing the general layout of the overall property. The same shall be submitted as a request for Verification of Substantial Compliance with this PUD district. It should be noted however that all development improvements exist on the subject property.

The PUD rezoning site plan is a conceptual PUD rezoning site plan for the purpose of rezoning to the PUD Zoning District. Final design is subject to change through final site planning, engineering, architectural design and market demands. All development improvements are subject to appropriate permitting agencies.

VII. SUCCESSORS IN TITLE

All successors in title to the property or any portion of the property shall be bound to all development standards and conditions of the PUD, as contained herein and in the Ordinance approving the same.

VIII. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT

The justification for the PUD zoning district which provides for a written description of the intended plan of development and site plan is as follows:

- To allow for a creative approach to the development;
- Provide a more desirable development environment than would be possible through the strict conventional application of the requirements of the Zoning Code;
- For an efficient use of land resulting in lower development costs;
- Provide an environment that will improve the characteristics of the surrounding area;
- Enhance the appearance of the area through development criteria;
- Propose land uses and intensities which will meet certain planning goals and create a balance for the community; and
- This plan and design will create a sustainable development plan.

IX. PUD REVIEW CRITERIA

A. *Consistency with Comprehensive Plan.*

The Comprehensive Plan Land Use Designation for the subject property is MDR (Medium Density Residential). The subject property is currently zoned RMD-D (Residential Medium Density-D).

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

Development of the subject property is subject to the requirements Concurrency/Mobility Management System. It should be noted however that the subject property is already developed.

C. *Allocation of Residential Land Use.*

Potential one single family dwelling.

D. *Internal Compatibility/Vehicular Access.*

The site has been designed with good planning practices and principals, with regards to land planning requirements for internal compatibility and vehicular access.

E. *External Compatibility/Intensity of Development.*

The uses proposed are consistent with the neighborhood and the surrounding area. This proposal provides for a potential single family dwelling or a school annex facility to the existing parent school across the street at 1216 LaSalle Street. There is adequate setbacks and buffering adjacent to contiguous uses.

F. *Recreation/Open Space.*

Recreation is provided in the play garden. Open space is provided through green lawns.

G. *Impact on Wetlands.*

Not applicable there are no wetlands on site.

H. Listed Species Regulations

A wildlife and protected species survey is not required for this site, as the same is less than the 50 acre threshold, as stated in the Comprehensive Plan.

I. Off-Street Parking and Loading Requirements.

The parking requirements for this development shall be consistent with the provisions described within the PUD written description herein. Adequate parking and loading is provided.

J. Sidewalks, Trails, and Bikeways

Sidewalks and pedestrian maneuverability is provided on site. Trails and bikeways are not applicable to this site.

K. Stormwater Retention.

Stormwater retention is not required. Site is already improved.

L. Utilities.

Potable water, sanitary sewer and electric will be provided by JEA.