

**Exhibit "D"**

**Extreme Fitness PUD  
Written Description  
Date: July 1, 2015**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. Current Land Use Designation: RPI
- B. Current Zoning District: CRO
- C. Proposed Land Use Designation: RPI
- D. Requested Zoning District: PUD
- E. RE #: 163191-0010;

**II. SUMMARY DESCRIPTION OF THE PLAN**

The Applicant proposes to rezone approximately 1.66 ± acres of property from CRO to Planned Unit Development (PUD). The Property is located at 290 St. Johns Bluff Road North on Exhibit "K" (the "Property"). A site plan of the development is attached as Exhibits "E" to this application (the "Site Plan"). The proposed PUD rezoning permits the Property to be developed with CRO uses and modifies the Signage allowed in CRO. The Property is currently operating as a Fitness Center.

**PUD DEVELOPMENT CRITERIA**

- A. **Description of Uses.** Only Those uses allowed in CRO zoning.
- B. **Permitted Accessory Uses and Structures.** Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code
- C. **Minimum Lot and Building Requirements.**
  - 1. *Minimum building setbacks and yard requirements.* The building setbacks will be provided for the development as a whole from the overall Property boundaries for all uses and structures as follows:
    - a. Front - None.
    - b. Side – None.
    - c. Rear - Ten (10) feet.

*Note:* Encroachments by sidewalks, parking, signage, utility structures, HVAC, fences, street/park furniture, and other similar improvements shall be permitted within the minimum building setbacks.

2. *Minimum lot requirements.* None.
3. *Maximum height of structures.* Thirty-five (35) feet; provided, however, that height may be unlimited where the building is set back on all sides not less than one (1) horizontal feet for each six (6) vertical feet in excess of sixty (60) feet.
4. *Maximum parcel coverage by all buildings.* None.

### III. COMMON PUD DEVELOPMENT CRITERIA.

- A. **Common Landscape Maintenance.** The owner shall ensure the proper maintenance of all common areas, lawns, and landscaping.
- B. **Access.** Access to the site will be from Saltzman Terrace. As indicated on the Site Plan, the Property will have one primary access point. Internal roads are private. The design of the access points and internal road as shown on the Site Plan may vary prior to development; provided, however, that the final design of each shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer.
- C. **Pedestrian Circulation.** The site will be developed with an internal sidewalk as depicted on the Site Plan.
- D. **Signage.** Wall Signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the rights-of-way St. Johns Bluff Road North and one (1) double-faced or single-faced externally-illuminated monument signs, not to exceed thirty two (32) square feet in area per sign face and twelve (12) feet in height. A single use within the PUD may be identified on the signage.
- E. **Directional Signs** that indicate ways to and from property entrances, major buildings, common areas and key components of the development within the PUD, for drivers of vehicles, and for pedestrian users of the PUD shall be permitted throughout the PUD. The design of such Directional Signs shall be reflective of the overall character of the PUD, and may include the relevant project logo and name. Vehicle-oriented Directional Signs shall be a maximum of four (4) square feet in area per sign face. Pedestrian-oriented Directional Signs, such as "informational sidewalk kiosks," 1-, 2-, 3- or 4-sided (or cylindrical signs) shall be a maximum of four (4) square feet per side (or 16 square feet for a cylinder). Directional signs may be attached to lighting fixtures within the PUD.

Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are also permitted.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

- F. Parking and Loading Requirements.** The proposed PUD will provide integrated parking to support the proposed development. Parking standards shall be applied taking into consideration the entire use or development at issue; required off-street parking may be provided "off-site" and may be shared with other uses, so long as the Property in its entirety provides sufficient off-street parking for all proposed uses therein.

Modifications to parking requirements within the PUD may be permitted by an administrative modification.

- G. Landscaping/Fencing/Screening.** Landscaping will be constructed and maintained in accordance with the Landscape and Tree Protection Regulations set forth in Part 12 of the City of Jacksonville Zoning Code, including Section 656.1222 regarding buffer requirements for residential subdivisions; provided, however, that all required perimeter landscaping and buffering may be located within the required yard setbacks. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs.

- H. Architectural Design.** Buildings, structures and signage shall be constructed and painted with materials that are aesthetically compatible and blend in with the character of the surrounding area. Throughout the PUD, any dumpsters, compactors, propane tanks, and similar appurtenances shall be kept behind or within substantially opaque enclosures composed of the same material and painted the same color as the nearby structure within the Property, such that the dumpster, compactors propane tank, or similar appurtenance is screened from view from surrounding roadways and adjacent properties.

- I. Lighting.** PUD lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the PUD.

- J. Stormwater Retention.** Stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District, and may include underground detention vaults.

- K. **Utilities.** Electric power is available to the site provided for by the Jacksonville Electric Authority. Water and sewer services will be provided by the City of Jacksonville.
- L. **Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers shall be allowed within the PUD.
- M. **Modifications.** Amendments to this approved PUD district may be accomplished by administrative deviation, administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be permitted by an administrative modification. PUD amendments, including administrative deviations, administrative modifications, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.
- N. **Site Plan.** The configuration of the development is as depicted in the Site Plan including access points and internal circulation.
- O. **Phasing.** The Site is Developed

**IV. PUD REVIEW CRITERIA**

- A. **Consistency with Comprehensive Plan.** The Use is consistency with RPI Land Use.
- B. **Roadways / Consistency with the Concurrence Management System.** The development of the Property will comply with the requirements of the Concurrence Management System.
- C. **Allocation of Business Park Land Use.** This proposed development will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2010 Comprehensive Plan.
- D. **Internal Compatibility / Vehicular Access.** The Site Plan attached as Exhibits "E" address access and circulation within the site. The Property will have two primary access points. The development is designed to contain traffic circulation internal to the site. The location and final design of the access points are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. Internal roads may be private or public.
- E. **External Compatibility / Intensity of Development.** The proposed development is consistent with and comparable to permitted development in the area. The proposed use is compatible in both intensity and density with these surrounding uses and zoning districts.
- F. **Impact on Wetlands.** There were no impacted wetlands on this site.

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- G. Listed Species Regulations.** The Property is less than fifty acres and therefore a listed species survey is not required.
- H. Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking to support the proposed development as described above.
- I. Sidewalks, Trails, and Bikeways.** The site will be developed with an internal sidewalk on one side of the interior road system.