

Exhibit D

WRITTEN DESCRIPTION

KIGHT BUSINESS PARK

October 1, 2015

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, existing site characteristics, significant variations of elevations, water courses, unique natural features, and natural features, etc. Property is .69 acres located at 8505 Baymeadows Road. Currently Zoned PUD with IBP Land Use, currently the home of Camp Bow Wow. The site is located within an industrial business park that includes both retail, warehouse, and office type properties. The existing facility is an indoor dog day care/overnight boarding facility with small outdoor exercise area. No external changes to the building or property will be made.
- B. Project Architect/Planner: Scott and Hilton T. Meadows of Diversified Environmental Planning. Located at 900 Cesery Blvd. Suite 103, Jacksonville, Fl. 32211.
- C. Project Engineer: See above
- D. Project Developer: None
- E. Current Land Use Category: BP and will not be changed.
- F. Current Zoning District: PUD, this request for PUD rezoning is to eliminate the restriction of 60 dogs at any time in the facility and the requirement limiting only 15 dogs in the outside area, as this does not comply with the requirements of Camp Bow Wow's Franchisor.
- G. Requested Land Use Category: IBP
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 152741 0210

II. QUANTITATIVE DATA

Total Gross Acreage	<input type="text" value=".69"/>	acres	100	%
Amount of each different land use by acreage				
Single family	<input type="text" value="XX"/>	acres	<input type="text" value="0"/>	%
Total number of units	<input type="text" value="XX"/>	d.u.		

Multiple Family	XX	acres	0	%
Total number of units	XX	d.u.		
Commercial	.69	acres	100	%
Industrial	XX	acres	0	%
Other land use	XX	acres	0	%
Total amount of non-residential floor area	9500	sq. ft.	100	%
Active recreation and/or open space	XX	acres	0	%
Passive open space, wetlands, ponds	XX	acres	0	%
Public and private right-of-way	XX	acres	0	%
Maximum coverage of buildings and structures	9500	sq. ft.	100	%

III. STATEMENTS

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

BACKGROUND:

This property was previously rezoned to a PUD (with Land Use of BP) in 2005 to allow for the operation of Camp Bow Wow, which at the time was a new trend in day/overnight boarding businesses for pets. Due to the newness of the activity and lack of historical background data available at the time, the Owner's agreed, at the encouragement of their Franchisor even though the Franchise mandates at that time allowed for up to 120 dogs with kennel sizes of 4' x 8', to a restriction of 60 kennels (which was written into Ordinance as 60 dogs) in a good faith effort to prove the concept to both the City and surrounding businesses. A second condition added was to restrict the number of dogs in the outdoor exercise yard to 15 dogs will also need to be removed. After opening in 2006, the facility has been operating at 100% occupancy, with a waiting list for admission.

CURRENT NEED:

The current operating requirements from the Corporate Franchisor, for a facility with 9500 to 9900 sq ft, using the newly required kennel sizes of 4' x 6', mandates up to 150 dogs. This will obviously leave Camp Bow Wow at 8505 Baymeadows Road vastly short of Franchise requirements. The current request for a PUD to PUD Zoning is to remove

the 60 dog requirement listed in the initial 2005 PUD Application and Ordinance. It should be noted that in the 9 years of continuous operation in this site, there have been no complaints filed regarding noise, odor or traffic issues. Since 2005, a previously adjoining sandwich shop has closed and been replaced with a Veterinarian Clinic has opened which has boarding arrangement with Camp Bow Wow.

The approval of this change to the PUD would reduce hardship on the Owners by allowing Camp Bow Wow to come inline with current Franchise requirements of the Franchisor which in turn will allow them to service the current demands from their customer base. Continued application of the original limitations impose exceptional operational difficulties and undue hardship upon the Owner of the building and the Operator.

Dog care facilities are continuing to be a growing need and integral part of the business community in Jacksonville.

- 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.

This Facility shall continue operating in the manner in which it has operated for the past 9+ years. The guidelines for operations come from the corporate offices of the Franchisor, Camp Bow Wow. Since 2005, Camp Bow Wow has grown from 55 locations to over 150 locations in the U.S. and Canada. Despite initial concerns from neighboring property Owners, in 9+ years of operation at this location, there have been no complaints filed against this facility.

- C. Justification for the rezoning.

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D. Phase schedule of construction (include initiation dates and completion dates):

There will be no physical construction occurring. Changes will be to the portable kennels internal to the building, once the corporate office has set the actual date for the size changes.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

All as currently allowed by IBP.

B. Permissible Uses by Exception:

All as currently allowed by IBP.

C. Limitations on Permitted or Permissible Uses by Exception:

All as currently allowed by IBP.

D. Permitted Accessory Uses and Structures:

All as currently allowed by IBP.

V. DESIGN GUIDELINES No physical changes to be made to site or building.

A. Lot Requirements:

(1) *Minimum lot area:*

(2) *Minimum lot width:*

(3) *Maximum lot coverage:*

(4) *Minimum front yard:*

(5) *Minimum side yard:*

(6) *Minimum rear yard:*

(7) *Maximum height of structures:*

B. Ingress, Egress and Circulation: All existing to remain, no new construction or modifications to site or building.

(1) *Parking Requirements.* All existing to remain, no new construction or modifications to site or building.

(2) *Vehicular Access.* All existing to remain.

- a. Vehicular access to the Property shall be by way of **Baymeadows Road**, 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.
- 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.* All existing to remain.

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

C. Signs: All existing to remain.

D. Landscaping: All existing to remain.

E. Recreation and Open Space: All existing to remain. Not required.

A minimum of 150 square feet of active recreation area shall be provided per each multi-family dwelling unit.

A minimum of 1 acre of recreation area shall be provided per every 100 single family lots.

F. Utilities: All existing to remain.

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

G. Wetlands N/A

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.