

**EXHIBIT D
WRITTEN DESCRIPTION**

Springfield Lofts

July 5, 2016

I. PROJECT DESCRIPTION

- A. 2.127 acres.
- a. Location of Site: The property is located in south-western Springfield, North of W. 3rd Street, East of N. Pearl Street, and West of Silver Street.
 - b. Existing Use: Vacant commercial and industrial with community housing.
 - c. Surrounding Uses: There is a mixture of duplex, smaller multi-family and larger single family residential units that surround the property. A large City park, Henry J. Klutho Park is to the South of the property, across W. 3rd. St.
 - d. Historic Conditions: Per COJ Historic Planning, there is one historic contributing building located on-site. This is the prior Jacksonville Job Corporation building that front's W. 3rd St.
 - e. Proposed Uses: The site is proposed to be a mixed-use development which primarily includes multi-family residential development with a maximum of 78 units, along with 10% of the total conditioned square footage be either be a commercial or office usage. The site includes historic structures and is built into an existing urban fabric. There will be multiple building types and different floor plans. The architectural design will be unique within each new building and/or existing redevelopment of the historic buildings, while still complimenting the surrounding neighborhood and overall historic fabric of Springfield. It is envisioned that on-site amenities may include, but not limited to outdoor plaza areas, outdoor kitchen, pool amenity and pavilions.

Residential Unit Mix Proposed:

Square Footage	Type	Min # of Units	Max. # of Units	Parking Requirement/unit
400 – 1,000 SF	Efficiency	0	30	1
500 – 1,000 SF	1 bedroom	30	68	1
750 SF +	2+ bedroom	10	30	1

- B. Project Planner: Joe Loretta, Genesis
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- C. Project Developer: Springfield Lofts, LLC
Mark Gerenger
52 Riley Road, Unit 155
Celebration, FL 34747

- D. Current Land Use Category: # 070842 0510 / 070842 0550 – MDR-S
070841 0000 - RPI
- E. Current Zoning District: Portions of # 070842 0510 – RMD-S
Portions of # 070842 0510 / 070842 0550 – PBF-2
070841 0000 – CRO-S
- F. Requested Land Use Category: All 3 parcels to RPI
- G. Requested Zoning District: Planned Unit Development
- H. Real Estate Number(s): # 070842 0510 (Prior Federal Building)
070842 0550 (Prior Job Corp. / Gym and Student Housing)
070841 0000 (Prior Dentist Office)

II. QUANTITATIVE DATA

- A. Total Gross Acreage: 2.127 acres - 100%
Ancillary request to vacate 861 SF of dead-end Alley
- B. Total number of dwelling units: 78 dwelling units
- C. Total amount of non-residential floor area: 10% of overall conditioned SF per LU
Anticipate 8,000 – 12,000 SF
- D. Total amount of recreation area: 2,000 SF minimum – which may include outdoor plaza areas, outdoor kitchen pool amenity and/or pavilions.
- E. Total amount of open space: 14,000 SF of site minimum will be pervious / vegetated (15%)
- F. Total amount of public/private rights of way: 0 SF
- G. Total Land Coverage by all buildings and Structures: 40,000 SF ±

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code?
Within the Springfield Zoning categories, the only way to develop a mixed-use development multi-family residential is through a PUD rezoning. To maintain characteristics of a more urban environment, we are requesting slight variations of the parking and landscape requirements. This project is also running concurrently with a small scale comprehensive plan amendment change to assist in seeking greater density to allow this project to be economically feasible.

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.

The subject property is being developed by one sole developer. The project is anticipated to be a rental type development that would have one user be responsible for all common grounds, parking and areas from the right-of-way to the edge of pavement. We have located on-site trash and potentially recycling off an alley, centrally located on the site with anticipation that the City garbage will collect in this area. Any on-site stormwater will be maintained by the property owner.

C. Justification for the rezoning.

The property has been derelict for numerous years. The site also experienced a fire 6+ years ago, further creating negative visual blight for the neighborhood. This request allows us to properly re-develop the site primarily residential, with 10% non-residential uses, while re-establishing the historic character and nature of some of the existing structures. Furthermore, the site will only architecturally and aesthetically enhance the overall surrounding community, while staying in reasonable character with the surrounding development.

D. Phase schedule of construction (include initiation dates and completion dates): It is anticipated that the overall development will be demoed and built in one single phase, taking approximately 12 months to 24 months for completion. In the event that market demands are showing concerns for residential apartments, the applicant requests the ability to phase the development out in two phases over a 5 year period from initial building permit.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- Medical and dental or chiropractor offices and clinics
- Professional offices
- Business offices
- Private clubs
- Gym
- Retail sales or other commercial uses
- Banks
- Multi-family residential units
- 2nd Floor Units above Garages
- Townhouse units
- Group care homes
- Day care centers
- Home occupations
- Restaurants
- Inside sales of food & beverages
- Inside sales and service of beer and wine
- Outside sales of food & beverages
- or other similar uses.

B. Limitations on Permitted or Permissible Uses by Exception:

- Outside sales and service of beer and wine

C. Permitted Accessory Uses and Structures:

- Free-standing garages
- amenity center restroom facility
- outdoor shade structures
- outdoor kitchen

D. Restrictions on Uses:

- Commercial uses are limited to open hours between than 7 AM to 10 PM
- Delivery of goods are limited to open hours as well
- No sale or consumption of hard liquor

V. DESIGN GUIDELINES

Note, the PUD master plan labels existing and proposed buildings as Building A through F.

A. Lot Requirements:

- (1) *Minimum lot requirements (area and lot width):* N/A
- (2) *Maximum lot coverage:* 50 percent max lot coverage by all buildings and structure
- (3) *Minimum front yard:* 10-foot minimum and 15 foot maximum to main building wall. Front yard porches can be as close as 2 feet to the front property line. Any existing structures will maintain their existing setback, and can be re-constructed to historic or pre-existing conditions.
- (4) *Minimum side yard:* 10 feet
- (5) *Minimum rear yard:* 10 feet for primary structures
6 feet to alley for parking garages with second floor units above.

Note: The property has three separate front yards, two side yards and rear yards. Encroachments with sidewalks, parking signage, utility structures, fences, HVAC equipment, street/park furniture, and other similar improvements shall be permitted within the minimum building setbacks.

- (6) *Maximum height of structures:* Height shall be measured from the established grade at the highest point of the property to either the highest point of the coping of a flat roof, the deck line of a mansard roof, or the mean height level between eaves and ridge for hip, gable, and gambrel roofs.

Height limitations do not apply to spires, belfries, cupolas, flag poles, antennas, water tanks, fire towers, cooling towers, ventilators, chimneys, radio and television towers, elevator hoist ways, not intended for human occupancy.

Building #	Stories	Max. Height	Anticipated Units/bldg.*
A	2.5	35	15
B	n/a		
C	3	45	9
D	3	45	34 + commercial
E	2	32	16
F	2.5	35	4+ commercial

* Due to unforeseen structural integrity of the historic structures at this time, the total number of units per building are seen as anticipated. Unit quantities can vary between all building uses on site, to no greater than 78 total units.

- (7) *Minimum unit size:*

Square Footage	Type
400 – 1,000 SF	Efficiency
500 – 1,000 SF	1 bedroom
750 SF +	2+ bedroom

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* Strict compliance with Part 6 of the Zoning code will be excused in order to facilitate the urban pedestrian character of this project. Due to the urban nature of the site, internal drive aisles may be reduced to 18 feet to accommodate additional parking for the site, with or without adjacent parking and as substantially shown on the site plan.

Parallel Parking located adjacent to alley can physically be located adjacent to alley ROW and be sized eight (8) foot wide by twenty-two (22) feet long. Vehicular use area does not require landscape screening from alley way as substantially shown on the PUD master site plan. Modifications to parking requirements within the PUD maybe permitted by an administrative deviation.

Approximately 86 parking spaces will be provided via off-street parking locations on the subject property as shown on the schematic master site plan.

Multi-Family Parking Requirements: Parking will be required at 1 parking space for each residential unit, regardless of size or number of bedrooms. This includes all garage parking, typical 90-degree parking and parallel parking spaces. The site will meet current LDC Bicycle Parking requirements.

Commercial Parking Requirements: No parking is required for non-residential uses. Shared parking will be available from residential units during the day time for non-residential uses. Additional on-street parking is ample and available on the surrounding roadway network. As existing, there is no on-street parking adjacent to this property, east of the subject site or south. There is approximately 300 feet of frontage on the north side of W. 3rd. Street and 500 feet of frontage on the southern side of W 3rd Street. There is approximately 200 feet of frontage along Silver Street. In total, there is ample room for additional vehicles to be parked within the right-of-way within 150 feet of subject property. Furthermore, there is additional room for on-street parking on the east side of Henry Klutho Park located along Boulevard Street.

(2) Vehicular Access.

- a. Vehicular access to the Property shall be by way of expanding the existing alley from Pearl Street on the west, and a vehicular access from West 3rd on the south, and internal alleyway connection throughout the block, substantially as shown in the Site Plan. There shall be a minimum and maximum of two points of vehicular access from exterior roadways as substantially shown on the PUD Site Plan. There are multiple vehicular connections to the internal alley-way network that runs internal and behind the property.

The Site Plan is schematic and may vary prior to development; provided, however, that the final location and design of all access points shall be subject to the review and approval of the Development Services Division. The subject property will maintain and/or widen the adjacent alleyway pavement to 18 feet in width as substantially shown on the PUD Site Plan.

There is a concurrent ROW vacation application to vacate approximately 861 SF of dead end right-of-way on the subject property. At the time of construction, this alley must be vacated for final construction plan approval.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.
- b. Sidewalks within the ROW.
 - a. As requested by Historic Planning, the applicant will re-establish landscape islands along West 3rd Street on the southern segment of the property. This will require modifications to the sidewalk boundaries within the right-of-way.

(4) *Waste Collection.*

- a. Waste collection must be screened per land development Code. Collection area may have a Zero (0) foot setback to the Alleyway, or as substantially on the PUD master plan. The developer reserves the right to install a dumpster for recycling. The developer reserves the right to install a trash compactor which meets City land development code.

C. Signs:

- (1) One (1) double faced or two (2) single faced signs not to exceed twenty-four (24) square feet in of sign copy area and twelve (12) feet in height per street front. This will allow for a maximum of three (3) monument signs on the subject property. Development Signage may be located minimum of two (2) feet from ROW or property lines, but outside any vehicular site triangle.
- (2) Wall signs not to exceed ten percent (10%) of the square footage of the commercial tenant space frontage abutting a public right-of-way are permitted.
- (3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of 12 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 4 square feet in area and 4 feet in height.
- (5) Modifications to the signage requirements within the PUD maybe permitted by a sign waiver.
- (6) Illumination: Signage may include internal or external illumination.
- (7) Restrictions: Signage is not allowed to have any flashing or animation for residential or commercial use.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code unless noted below and in substantial compliance with the attached master site plan.

- a. Overall Landscape Code Requirement: Due to the urban nature of the site, and concern for over shadowing the property, the subject site will meet a minimum of 50% of all on-site shade tree planting requirements within the land-development code.
- b. Florida-Friendly Landscape and Irrigation design standards
 - a. Min. tree planting requirements not required due to urban nature of the site.
- c. Vehicular Use Area Interior Landscaping
 - a. There is no minimum planting requirement for VUA off-street parking areas.
 - b. Due to urban nature of site, and minimal area for parking, trees are not required to be distributed so that all portions of the VUA are within 55-foot radius of any tree.
- d. Perimeter Landscaping adjacent to abutting properties and vehicular use area alley-ways
 - a. There is no requirement for shade trees.
 - b. Vehicular use area does not require landscape screening from alley way as substantially shown on the PUD master site plan.
- e. Uncomplimentary Buffer Standards / Not adjacent to Alleyway: It is the intent of this PUD to match existing architectural characteristic to adjacent residential development. The site includes a minimum 10' landscape area between existing or proposed structures and adjacent residential lot line. This landscape area will include 50% shrub / hedge coverage, with understory trees planted 50 feet on-center over the uncomplimentary property line. Furthermore, for this property, where adjacent properties hardscape encroaches the subject property, during construction, the developer will work with adjacent land-owner to either maintain, enhance or remove this encroachment as discussed.
- f. Landscaping within the ROW.
 - a. As requested by Historic Planning, the applicant will re-establish a landscape islands along West 3rd Street on the southern segment of the property. Furthermore, the applicant will look to re-landscape N. Pearl Street and Silver Street as all plant material has either outgrown the space and/or in poor condition.

E. Recreation and Open Space:

The development may include a small community pool amenity located as shown on the PUD master plan. Due to the fact that the largest urban park in Jacksonville, is located to the south of West 3rd Street, the plan requires a minimum of 2,000 square feet of recreation space on-site and 14,000 SF of total pervious / vegetated land on-site (open space) for this development on-site.

F. Utilities

Water, Sanitary Sewer and Electric will be provided by JEA.

G. Wetlands / Protected Species

There are no wetlands nor protected species located on the subject property.

H. PUD Site Plan – Dated April 26, 2016

The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Review Services Department. This includes building locations, individual density per building, parking drive aisles and pedestrian circulation and common amenity areas.

I. Modifications

Amendments to this approved PUD district may be accomplished by minor modification, sign waiver, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Land Development Code. Any use not specifically listed, but similar to or associated with a listed use may be permitted by a zoning exception.

J. Temporary Uses

Temporary sales and leasing office(s) and/or construction trailer(s) shall be allowed to be placed on-site and moved throughout the site as necessary.

K. Demolition

In order to expedite construction activities on-site, upon approval of the PUD, the applicant can file for a complete demolition permit to remove existing buildings, parking areas, drive aisles, landscaping and trees not to be maintained, and prepare soft grading prior to a full set of site plans approved with the Development Review Services Group. During construction activities, certain internal segments of the alley may not be able to be maintained open throughout all of construction.

L. Architectural Rehab - Demolition

In order to expedite construction activities on-site, upon approval of the PUD, the applicant can file for a demolition and rehab permit to start construction activities to gut the existing buildings and get them prepared for re-habilitation. Furthermore, should architectural plans be completed in advance of full approval with Development Review Services, the developer can request full building permit approval to begin construction rehab for the two buildings that are being maintained on-site.

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.