

Exhibit D
Written Description
Pioneer Medical
May 5, 2016
Revised September 7, 2016

I. PROJECT DESCRIPTION

- A. This project consists of two parcels containing 21.2 +/- acres located at the Southeast and Southwest corners of Hipps Road and Old Middleburg Road South. The parcel is currently unused with timber covering the majority of the site with some wetlands.
- B. Project Architect/Planner:
- C. Project Engineer: Taylor & White
- D. Project Developer: Satbir Talwar
- E. Current Land Use Category: NC
- F. Current Zoning District: CO
- G. Requested Land Use Category: NC
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 016310-0000 and 016312-0000

II. QUANTITATIVE DATA

Total Gross Acreage	21.2 +/-acres	100%
Amount of each different land use by acreage		
Single Family	0 acres	0%
Total number of units	0 d.u.	
Multiple Family	0 acres	0%
Total number of units	0 d.u.	
Commercial	21.2 +/- acres	100 %
Industrial	0 acres	0 %
Other land use	0 acres	0 %
Total amount of non-residential floor area	TBD acres	TBD %
Active recreation and/or open space	N/A acres	N/A %
Passive open space, wetlands, ponds	11.0 acres	52 %
Public and private right-of-way	n/a acres	n/a %

Maximum coverage of buildings and structures

TBD acres

TBD %

III. STATEMENTS

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

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.

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

C. Justification for the rezoning:

- (1) Is more efficient than would be possible through strict application of the Zoning Code;
- (2) Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 1.1.11: Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.
- (3) 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, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
- (4) Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 1.1.24: The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.
- (5) Is consistent with the 2030 Comprehensive Plan Future Land Use Element Objective 3.2: Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve and integrated land use fabric which will offer a full range of employment, shopping and leisure opportunities to support the City's residential areas.
- (6) Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 3.2.7: The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

- (7) Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 3.2.18: The City shall permit Business Parks in location adjacent to or near, residential areas subject to Development Areas and the Plan Category Descriptions of the Operative Provisions and applicable Land Development Regulations.
- (8) 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.
- (9) Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 3.4.2: The City will evaluate opportunities to promote and encourage development and redevelopment opportunities for mixed use and multi-use projects. The Land Development Regulations should be amended, as appropriate, to incorporate such incentives.
- (10) Is consistent with the Strategic Regional Policy Plan 3: Local governments are encouraged to offer incentives or make development easier in areas appropriate for infill and redevelopment.
- (11) Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 3.2.1: The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
- (12) Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 4.1.8B: The city shall evaluate all proposed amendments to the Comprehensive Plan as to their compliance with the area's vision plan and existing neighborhood plans and studies. Priority shall be given to those amendments with the greatest potential to further the goals and objectives of the vision plans and neighborhood plans and studies.
- (13) Is consistent with the Southwest Vision Plan Theme 1: Strengthen existing neighborhoods and create new neighborhoods, Issue: Residents in the Southwest want more retail amenities and entertainment options, Policy: Promote convenient, compatible neighborhood –scale retail and entertainment uses near existing residential areas.
- (14) Is consistent with the Southwest Vision Plan Theme 3: Focus on creating centers, Issue: The spread of strip commercial and low-density, single-use residential developments reduces the character and visual variety of the Southwest Planning District, Policy: Promote increased development and redevelopment in centers and organize new growth within the district.
- (15) Is consistent with the 2030 Comprehensive Plan Future Land Use Element Objective 6.3: The City shall accommodate growth in Jacksonville by encouraging and facilitation 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.
- (16) Allows for an effective use of the land, resulting in lower development costs.
- (17) Supports the retention of property values by providing needed series and support for the surrounding residences in the area.

- (18) Is consistent with Part 3 Section 656.340 of the zoning code: It is the intent and purpose of this district that Planned Unit Developments, both large scale, which consists of five acres or more, and small scale, which consists of less than five acres, be utilized to create living environments that are responsive to the needs of their inhabitants; to provide flexibility in planning, design and development; to encourage innovative approaches to the design of community environments; to encourage the fulfillment of housing needs appropriate to various lifestyles and income levels; to encourage the integration of different housing types within a development; provide an opportunity for new approaches to ownership; to provide for an efficient use of land; to provide an environment compatible with surrounding land use; to adapt the zoning process to changes in construction and development technology; to encourage the preservation of the natural site features; to provide community environments that are so designed and located as to be an integral part of the total ecosystem; to encourage the design of communities and structures adapted to the local climate; thereby promoting the public health, safety, morals, order, comfort, convenience, appearance, prosperity, and general welfare of the City of Jacksonville. It is further intended that the Planned Unit Development district may be utilized to implement the Comprehensive Plan. It is not the intent to utilize the Planned Unit Development district solely to diminish the usual application of the provisions of the Zoning Code.

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

This project may be developed in Phases, initiation and completion dates to be determined.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- (1) *Commercial retail sales and service establishments* including the sale of food and drugs ,(including drive-through pharmacies) new wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops, musical instruments, florist or gift shops, delicatessens, bakeries, home furnishing and appliances (including repair incidental to sales), office equipment or furniture antiques, hardware with outside display, new automobile parts and accessories (including rebuilt parts). Service establishments such as barber or beauty salon, shoe repair, restaurants with drive-in or drive-through facilities, interior decorators, athletic clubs, laundromat or dry cleaners, tailors or dressmakers, broadcasting offices and studios, funeral homes, blueprinting, radio and television repair shops, travel agencies, employment offices but not day labor pools, home equipment rental, filling stations and similar uses.

- (2) Banks with drive-through tellers and financial institutions.
- (3) Professional and business offices
- (4) Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios.
- (5) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- (6) Veterinarians meeting the performance standards and development criteria set forth in Part 4.
- (7) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (8) Churches, including a rectory or similar use.
- (9) Medical and dental or chiropractor offices and clinics (but not hospitals). (*This would include dialysis centers*)
- (10) Hospice Facilities
- (11) Nursing Homes
- (12) Housing for the elderly, when vertically integrated with a permitted use on the ground floor.
- (13) Blood donor stations, plasma centers and similar uses.

B. Permissible Uses by Exception:

- 1) Schools meeting the performance standards and development criteria set forth in Part 4.
- (2) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (3) Vocational, trade or business schools and similar uses

C. Permitted Accessory Uses and Structures:

Accessory Uses and Structures will be permitted if they are of a nature customarily incidental and clearly subordinate to a permitted or permissible principal use or structure.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) Minimum lot area: 6,000 sf (except as otherwise required for certain uses)
- (2) Minimum lot width: 60 feet
- (3) Maximum lot coverage: 50%
- (4) Minimum front yard: 20 feet
- (5) Minimum side yard: 10 feet
- (6) Minimum rear yard: 10 feet
- (7) Maximum height of structures: 45 feet

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 Hipps Road and Old Middleburg Road South, 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.*
 - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

- (1) One (1) street frontage sign for Hipps Road and Old Middleburg Road S, not to exceed one (1) square foot for each linear foot of street frontage, per street, to a maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than two hundred (200) feet apart, as provided in the Zoning Code. Such freestanding signs shall be of a nonilluminated or externally illuminated monument style or as otherwise approved by the

Planning and Development Department, not to exceed 15 feet in height.

- (2) One five square foot non illuminated, externally illuminated or internally illuminated wall sign is permitted per occupancy; or
- (3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of 8 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) In lieu of (1) and (2), above, one non illuminated, externally illuminated or internally illuminated wall sign not exceeding 32 square feet in area is permitted.
- (5) In lieu of the wall sign allowed under (2) and (4) above, the following wall signs are allowed:
 - (A) For buildings less than three stories in height:
 - (1) Two wall signs not exceeding, collectively , 100 square feet if located on the side of the building facing an arterial or higher roadway, and
 - (2) Two wall signs, preside of building, not exceeding, collectively, 75 feet if located on the side of the building facing any other roadway.
 - (B) For building three stories or higher in height:
 - (1) Two wall signs not exceeding, collectively , 150 square feet if located on the side of the building facing an arterial or higher roadway, and
 - (2) Two wall signs, preside of building, not exceeding, collectively, 100 feet if located on the side of the building facing any other roadway.
 - (C) The wall signs allowed under section (5) shall be allowed only if the sign structure is not laced within 250 feet of any residential zoning district.
- (6) Directional signs shall not exceed 4 square feet in area and 4 feet in height

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:

Water will be provided by: JEA

Sanitary sewer will be provided by: JEA

Electric will be provided by: JEA

G. Wetlands:

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

H. Fencing:

A 100% opaque 6 foot vinyl fence shall be placed along the eastern boundary of the subject property, beginning at the north east corner at Hipps RD and running approximately 630 feet south or the same distance as the length of the western boundary of parcel # 16257-0000, at 9296 Hipps Road.

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.

VII. MEMORANDUM OF UNDERSTANDING

A. Pioneer Medical Consultants Inc. will record a Memorandum of Understanding (MOU) between Pioneer Medical Consultants Inc and the City of Jacksonville regarding reserving a 22.5 foot strip of land parallel to Old Middleburg Road South that will include the following:

- (1) Pioneer Medical Consultants Inc acknowledges that at some point in the future, the City of Jacksonville may widen Old Middleburg Road South and require the 22.5 foot strip for that purpose: and
- (2) The MOU will assure that Pioneer Medical Consultants Inc. will not oppose the acquisition of the 22.5 foot strip: and
- (3) Pioneer Medical Consultants Inc. will create a separate real estate parcel consisting of the 22.5 foot strip that will not be developed.