

EXHIBIT D

WRITTEN DESCRIPTION

Topgolf Jacksonville Off-Site Parking PUD

April 6, 2017

I. SUMMARY DESCRIPTION OF THE PLAN

- A. Number of Acres: 2.70± acres
- B. Project Architect/Planner: None
- C. Project Engineer: Prosser, LLC
- D. Project Developer: 30 West Pershing, LLC dba Topgolf Jacksonville
- E. Current Land Use Category: CGC
- F. Current Zoning District: PUD 2012-15-E
- G. Requested Land Use Category: No Change
- H. Requested Zoning District: PUD
- I. Real Estate Number: 167727-0530

This application proposes to rezone approximately 2.70± acres of property at the southwest quadrant of the terminus of Brightman Boulevard. The property is more particularly described by the legal description attached hereto as **Exhibit "1"** (the "Property").

The Property is encumbered with a 150 foot JEA utility easement and accommodates an electric transmission corridor. The Property is currently zoned PUD by Ordinances 2012-15-E and is vacant. A JEA electric transmission tower is located on an adjacent outparcel. The purpose of this PUD rezoning is to accommodate an off-street parking area to support the Topgolf facility which is located east of the Property and approved as part of PUD Ordinance 2015-369-E.

The land incorporated into this zoning request is located to the west of the Topgolf facility across an approved private roadway. As shown on the Site Plan, attached hereto as **Exhibit "E"**, the PUD indicates that the Property is to be utilized as an off-street parking lot. During peak operating periods of the Topgolf facility, the existing demand for parking exceeds what is provided on-site for visitors and employees. In order to provide safe and adequate parking for visitors and employees, it is necessary to develop additional parking off-site to accommodate demand. The Property included in this PUD rezoning is solely to be utilized for the purpose of providing off-site parking for Topgolf.

The PUD sets development and design standards to ensure: the compatibility of the proposed use with other existing or proposed uses in the vicinity and aesthetic issues such as landscaping, lighting, and signage.

II. QUANTITATIVE DATA

See PUD Acreage Table attached hereto as Exhibit "F" for quantitative data regarding the PUD.

III. USES AND RESTRICTIONS

A. Description of Uses:

- (a) *Permitted uses and structures.*
 - (1) Off-street parking lots for premises meeting the performance standards and development criteria set forth in Part 4, except as herein modified.
 - (2) Essential services, including water, sewer, gas, telephone, radio, television and electric.
- (b) *Permitted accessory uses.* None.
- (c) *Permissible uses by exception.* None.

IV. DESIGN GUIDELINES

A. Lot Requirements:

- (1) Minimum lot requirements (width and area): None.
- (2) Maximum lot coverage: None.
- (3) Minimum front yard: None.
- (4) Minimum side yard: None.
- (5) Minimum rear yard: 10 feet.
- (6) Maximum height of structures: There are no structures proposed as part of this PUD.

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements:* The purpose for this off-street parking area is to accommodate the parking demand for the adjacent Topgolf facility. The parking requirements for this development shall be consistent with Part 4 and Part 6 of the Zoning Code, except for the following modifications. The off-street parking area shall have a maximum of 200 parking spaces. The hours of use for the off-street parking area shall correspond to the Topgolf facility and not limited to the hours of 7:00 a.m. to 11:00 p.m.
- (2) *Vehicular Access:* Vehicular access to the Property shall be via a private roadway extension from Brightman Boulevard, as shown on the Site Plan attached as **Exhibit "E"**. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
- (3) *Pedestrian Access:* Pedestrian access shall be provided by sidewalks installed in accordance with the *2030 Comprehensive Plan*.

C. Signs:

- (1) *Identity Monument Sign:* One (1) ground monument sign shall be allowed not exceeding eight (8) feet in height and one hundred (100) square feet in sign area. The sign shall be permitted to be externally or internally illuminated.
- (2) *Miscellaneous:* Directional signs and construction signs are permitted in accordance with the regulations set forth in Part 13 of the Zoning Code.

D. Landscaping:

Landscaping will be constructed and maintained in accordance with the Landscape and Tree Protection Regulations as set forth in Part 12 of the Zoning Code, except as detailed herein. Due to the restrictions for landscape material within the JEA easement which encompass the entire Property, landscape plantings are further restricted and shall not exceed a mature height of 8 feet and/or not be installed in locations as depicted on the Site Plan attached hereto as **Exhibit "E"**. The PUD allows modifications to the following specific landscape and tree protection requirements:

- a. Eliminate Section 656.1210(a) requirements, specifically, the standard that at least 50 percent of all plantings consist of native vegetation.
- b. Eliminate Section 656.1211(b)(2) requirements.
- c. Eliminate Section 656.1214(c)(2) requirements.
- d. Eliminate Section 656.1214(d) requirements, specifically, the number of required terminal island trees.
- e. Eliminate Section 656.1215(a)(1) requirements. The owner may install the landscaped area within the adjacent access easement (the existing private roadway comprising the extension of Brightman Boulevard) to satisfy this requirement, subject to the review and approval of the land owner and the City.
- f. Eliminate Section 656.1215(a)(2) requirements. The owner may install the landscape screen within the adjacent access easement (the existing private roadway comprising the extension of Brightman Boulevard) to satisfy this requirement, subject to the review and approval of the land owner and the City.
- g. Eliminate Section 656.1215(a)(3) requirements within the adjacent access easement (the existing private roadway comprising the extension of Brightman Boulevard).
- h. Eliminate Section 656.1215(b)(2) requirements.
- i. Eliminate Section 656.1216(b)(1) requirements along the west property boundary.
- j. Eliminate Section 656.1216(b)(3) requirements. An existing 6 foot fence along the west property boundary satisfies this requirement.

E. Recreation and Open Space:

This PUD does not propose residential development, therefore the recreation and open space standards in the Zoning Code do not apply to this PUD.

F. Sidewalks, Trails and Bikeways:

Sidewalks shall be provided as required in the *2030 Comprehensive Plan* as of the effective date of this PUD.

G. Utilities:

Electric, water and sewer services are available to the site and will be provided for by the JEA.

H. Wetlands:

There are no wetlands within the Property.

I. Temporary Uses:

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

J. Stormwater Retention:

Stormwater retention/detention system shall be constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

K. Maintenance of Common Area and Infrastructure:

There are no common areas included within this PUD. All improvements and infrastructure will be maintained by the owner.

L. Conceptual Site Plan:

The Site Plan in this PUD application attached hereto as **Exhibit "E"** is conceptual. The PUD Site Plan, as submitted, reflects the best current thinking and planning for the site. It is possible that revisions to the PUD Site Plan, including but not limited to access points and internal circulation, may be required as the development proceeds through final engineering and site plan review. Therefore, the PUD Site Plan is labeled as conceptual, recognizing that future changes will be subject to further review and approval by the Planning and Development Department.

M. Modifications:

Amendment to this approved PUD may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by this PUD or by Section 656.341 of the Zoning Code.

N. Lighting:

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed in connection with a parking lot if the source of such illumination would be visible from a residentially-zoned district to the extent that it interfered with the residential use of that area.

V. DEVELOPMENT PLAN APPROVAL

A verification of substantial compliance to this PUD shall be submitted to the City of Jacksonville Planning and Development Department identifying all the existing and proposed uses within the Property.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville *2030 Comprehensive Plan* and the Zoning Code. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code.
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area.
- C. Will promote the purposes of the City of Jacksonville *2030 Comprehensive Plan*.

VII. PUD REVIEW CRITERIA

- 1. **Consistency with Comprehensive Plan:** The Property is located within the CGC land use category according to the Future Land Use Map of the Comprehensive Plan and is zoned PUD. The CGC category permits the uses provided for within this PUD.
- 2. **Consistency with the Concurrency and Mobility Management System:** Development of the PUD will comply with City concurrency and mobility requirements.
- 3. **Efficiency over Strict Application of the Zoning Code:** The PUD will be more efficient than the existing zoning districts approvals. It will allow the current owner of the Property to meet market demand by providing a common scheme of development and provision of parking to accommodate the adjacent use.
- 4. **Allocation of Residential Land Use:** The development does not propose residential uses and thus the allocations set forth in the Comprehensive Plan are not applicable.
- 5. **Internal Compatibility:** The Site Plan attached as **Exhibit "E"** addresses access and circulation within the Property. Access to the site is available from an approved private road which connects to Brightman Boulevard. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

6. **External Compatibility/Intensity of Development:** The surrounding property uses include commercial to the east (Topgolf), and multi-family residential uses to the west. The proposed uses are compatible in both intensity and density with the surrounding developments and zoning districts and is consistent and comparable to the planned and permitted developments in the surrounding area.

EXHIBIT F

PUD Name

Topgolf Jacksonville Off-Site Parking PUD

Land Use Table

Total gross acreage	2.7 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	0 Acres	0 %
Industrial	0 Acres	0 %
Other land use	2.7 Acres	100 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0 Acres	0 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	0 Sq. Ft.	0 %