

EXHIBIT D

Written Description

The Old Spanish Trail August 30, 2017

I. PROJECT DESCRIPTION

The subject property identified as Real Estate No. 001735-0030 on Map Panel # 4422 is comprised of approximately 2.11 acres. The property is located on the north side of Beaver Street (US 90) with a property address being 13535 Beaver Street West, Jacksonville, Florida 32220. This site is currently occupied with a historical building dating back to approximately 1880 and is in a rural area with a PUD of LI sharing a westerly property line.

The current Land Use Category is Community/General Commercial (CGC) and will remain as (CGC). This PUD Rezoning is to add recreation and entertainment as an approved use as well as single family residential.

To achieve a well-balanced and organized combination of residential, nonresidential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas we request a Rezoning to PUD for the proposed Old Spanish Trail for the use and benefit of the surrounding neighborhood and to protect single family residential neighborhoods by requiring that any other Land Uses with single family areas meet all applicable requirements described in the Development Areas and the Plan Category Description of the Operative Provision of the 2030 Comprehensive Plan and Land Development Regulation. This proposed commercial site will have a maximum of one single tenant which the tenant / owner will reside on the property.

The subject property will be developed by the current owner "Trails, Inc."

II. STATEMENTS

- A. This proposed PUD differs from the usual application of the City of Jacksonville Zoning Code since Agricultural (AGR) Zoning does not allow the proposed uses by Right or Exception.
- B. Rezoning to PUD this will allow recreational and entertainment facilities to the permitted uses.
- C. The continued operation and maintenance of all on-site facilities and utilities will be privately owned and maintained by the property owner and is not transferable. The owner is the contractor and the tenant, so the property will be kept to City Code in order to stay a viable business. The property shall always have an on-site manager.
- D. The Justification for the Rezoning to PUD is to allow recreation and entertainment facilities open to the public for profit. Trails, Inc. intends to remain owner of this property, but cannot conduct its business to raise the funds needed to restore the building to its turn of the century appearance under the current Zoning.
- E. The phased schedule of construction will, upon approval of the Rezoning, begin as soon as Zoning and Permits are issued. Completion is anticipated to be within 6 months of Permits and Zoning approval.

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. As shown on the Conceptual Site Plan as EXHIBIT 4, The Old Spanish Trail consists of three (3) paintball “fields” (36,000 sf total maximum) of which will remain wooded and under brushed, an existing 9100± square feet building which will house the owner/operator, an existing 7700± square feet barn/shed, a 300± sf modular restroom facility and associated parking. A more detailed Site Plan shall be provided at the time of “Application for Verification of Substantial Compliance to a Planned Unit Development” as required. A description of the permissible uses by exception in the PUD is contained below in Part “B”.
2. One Single-family dwelling.
3. Home occupation
4. Business offices.
5. Restaurant without drive-thru lanes.
6. Neighborhood retail sales and service establishments
7. An establishment or facility which includes the retail sale of beer and/or wine for on premises consumption.
8. Parks, playgrounds and playfields or recreational or community structures.
9. Private camps, camping grounds, parks and recreational areas and travel trailer parks.
10. Private Clubs specifically in the nature of a Cigar Club, Wine Tasting or Book Club, not to include nude or adult entertainment.
11. Cosmetology and similar uses
12. Seasonal outdoor or indoor facilities specifically in the nature of a Christmas Village, Haunted Trail, etc., but not including adult entertainment or dancing establishments.
13. Open Air Market / Flea Market
14. Bed & Breakfast establishments meeting the criteria performance standards and development criteria set forth in Part 4.
15. Retail plant nurseries including outside display, including on-site mulching.
16. Commercial indoor/outdoor recreational or entertainment facilities such as music studios, movie theaters, and theaters for stage performances.
17. Agricultural, horticultural and forestry uses.
18. Barns, greenhouses, stables and other uses customarily accessory to agricultural, horticultural or forestry activities.
19. Roadside stands only for the sale of agricultural products grown on the premises.

B. Permissible Uses by Exception:

1. Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4
2. Day care centers meeting the performance standards and development criteria set forth in Part 4
3. Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4
4. Libraries, museums and community centers
5. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
6. An establishment or facility which includes the retail sale of liquor for on premises consumption in conjunction with a restaurant.

C. Limitations on Permitted or Permissible Uses by Exception:

- a. Products shall be sold only at retail.
- b. No vehicles other than passenger automobiles or trucks of not more than $\frac{3}{4}$ ton payload capacity or 5,000 pounds in actual scale weight shall be used in the business operation except for delivery and pick-up services.
- c. Seasonal outdoor and indoor activities which are open to the public, shall be limited to 90 consecutive calendar days of operation for each occurrence.

D. Permitted Accessory Uses and Structures:

- a. Accessory uses and structures are allowed as defined in Section 656.403 of the City of Jacksonville Zoning Code.
- b. Utility uses, (such as A/C units, lift station, compressor/compressor pad and dumpsters may be placed within the building setback.

IV. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* 1.0 Acre (except as otherwise required for certain uses)
- (2) *Minimum lot width:* none
- (3) *Maximum lot coverage:* (Building): 50%
- (4) *Minimum front yard:* (Building): none
- (5) *Minimum side yard:* (Building): none
- (6) *Minimum rear yard:* (Building): 10 feet
- (7) *Maximum height of structures:* 45 feet

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.*

- a. Parking will be provided at a rate of 1 space per 2500 square feet of playable field area. There will be no restriction on the maximum number of spaces allowed. No parking shall be permitted in the right-of-way.
- b. Seasonal events shall be supplemented by the use of off-site parking on the adjacent parcel(s) under lease agreement. Seasonal events shall require traffic control by personnel.

(2) *Vehicular Access.*

- a. Vehicular access to the property will be via two (2) existing driveways.

(3) *Pedestrian Access.*

- a. This PUD is located in a rural area with no pedestrian access to any roads in the area.

C. Signs:

- (1) Up to four (4) temporary signs not exceeding 50 square foot per side and 20 ft in height for no more than 90 maximum consecutive days during seasonal events.
- (2) One street frontage permanent sign not exceeding 200 square foot and 30 ft in height.

Landscaping:

(1) ***Tree Protection and Landscape Buffers:*** The location of landscaping may vary from the strict requirements of Part 12 and be relocated to alternative placement to provide for improved sight design and function. Landscaping will be designed in accordance with the regulations and provisions of Part 12, of the City of Jacksonville Zoning Code, applicable to commercial projects except as noted below:

- a) The “Interior Landscaping Vehicular Use Area” will be per EXHIBIT 4.
- b) Parking spaces for can be reduced to add Landscaping, if required by the City of Jacksonville Planning and Development Department.

D. Recreation and Open Space:

(1) The purpose of this PUD is to allow a public accessible recreation and entertainment facility.

E. Utilities:

Water will be proved by private well.

Sanitary sewer will be provided by private septic system, approved by Florida Dept of Health or JEA.

Electric will be provided by JEA.

F. Wetlands:

(1) Wetland Permitting will be per Federal, State and Local requirements.

G. Retention:

(1) Storm water will be designed in accordance with the surface water run-off requirements of the City of Jacksonville and St. Johns River Water Management District.

H. Phasing:

(1) The PUD may be completed in one (1) phase.

I. Lighting:

(1) Site lighting shall be designed and installed to direct downward and reflect back toward the subject property to prevent glare or excessive light on surrounding properties.

J. Construction Trailer:

(1) On-site construction trailers will be allowed.

V. DEVELOPMENT PLAN APPROVAL

A. Verification of Substantial Compliance with this PUD:

(1) 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 the existing and proposed uses within the Property, and showing the general layout of the overall Property.