

EXHIBIT D

WRITTEN DESCRIPTION

901 MAIN STREET PUD

August 4, 2017

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

Applicant, Jacksonville Hospitality Holdings LP, proposes the rezoning of approximately 1.52 acres of land located at 901 Main Street North, Jacksonville, Florida 32202 between Orange Street and State Street (the "Property"), from its current zoning designation of Commercial Community/General-1 ("CCG-2) to Planned Unit Development ("PUD").

The Property was previously the site of the Park View Inn. The Property has been vacant since 2003, and has contained only remnants of the Park View Inn's parking structure since its demolition in 2011. Applicant proposes redevelopment of the Property as a 4 story, multi-family building with 82 units above structured parking, and off-street parking.

The property is located in the Springfield area adjacent to the Central Business District but is not within the Springfield Historic District. The surrounding uses and zoning include Recreation/Open Space ("ROS")/PUD to the north with vacant buildings and Confederate Park; Community/General Commercial ("CGC")/Commercial Community/General-2 ("CCG-2") to the east with NatureForm Hatchery Systems; Central Business District ("CBD")/CCG-2 to the south with numerous law offices, ProSource Realty, AME Church and 7 Eleven; and Public Buildings and Facilities ("PBF")/Public Bilding & Facilites-1 ("PBF-1") to the west with Florida State College.

- B. Project Name: 901 Main Street PUD
- C. Project Engineer/Planner: England, Thims & Miller, Inc.
- D. Project Developer: Southport Development, Inc.
- E. Current Land Use Designation: Community/General Commercial ("CGC")
- F. Current Zoning District: Commercial Community/General-2 ("CCG-2")
- G. Requested Land Use Designation: High Density Residential ("HDR")
- H. Requested Zoning District: Planned Unit Development ("PUD")
- I. Real Estate Number(s): 074378 0000

II. QUANTITATIVE DATA

- A. Total Acreage: 1.52± acres.
- B. Total number of dwelling units: 122 dwelling units with 82 units planned for phase 1. In the event of a change in the land use designation for the property, additional units as permitted by such future land use designation may be developed as additional density in Phase 2 up to a maximum of 152 units.
- C. Total amount of land coverage of all buildings and structures: 47% coverage is planned for phase 1. Additional coverage up to 100% is permitted in Phase 2.

III. STATEMENTS

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

The PUD differs from application of the zoning code by adding multi-family dwellings as a permitted use, establishing modified parking ratios, tailoring landscaping to the development, and providing for appropriate signage. The specific differences are detailed in the attached PUD Comparison Chart.

- 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 operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property

IV. USES AND RESTRICTIONS

- A. Permitted Uses:

1. Multiple-family dwellings.
2. Structured parking.
3. Commercial Retail Sales and Service Establishments in conjunction with residential use and limited to 25% of the land area.
4. All types of professional and business offices structurally integrated with a multiple family dwelling not exceeding 25% of the total floor area..
5. Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
6. Hospital, nursing homes, assisted living facilities, group care homes, housing for the

elderly or orphans and similar uses.

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. Private clubs.

B. Permissible Uses by Exception:

1. Residential treatment facilities or emergency shelters.

C. Permitted Accessory Uses and Structures: As permitted pursuant to Section 656.403.

D. Temporary Uses: Temporary sales and leasing offices and construction trailers may be placed on site.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. *Minimum lot area:* None.

2. *Minimum lot width:* None.

3. *Maximum lot coverage:* None.

4. *Minimum front yard:* None.

5. *Minimum side yard:* None.

6. *Minimum rear yard:* None.

7. *Maximum height of structures:* 80 feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* The project includes structured parking vertically integrated with the multi-family residential development. A minimum of 1 parking space per dwelling unit shall be provided.

2. *Vehicular Access.* Vehicular access to the Property shall be by way of Main Street, State Street and Ocean Street, as conceptually shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

3. *Loading Spaces.* Two (2) loading spaces shall be permitted, and vehicles shall be

permitted to maneuver as required for loading and unloading, within the right-of-way along Ocean Street as conceptually depicted in the Site Plan.

4. *Pedestrian Access.* Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

1. One (1) street frontage sign per lot not exceeding 1 square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.
2. Wall signs not to exceed 10% of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
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. Directional signs shall not exceed 4 square feet in area and 5 feet in height.

D. Landscaping:

Landscaping will be coordinated through the City Landscape Architect and the Planning and Development Department. The following exceptions to Part 12 of the Zoning Code apply: (1) one palm tree shall be planted for every 40 linear feet of frontage and may be clustered; and (2) structured parking shall not be deemed to be a vehicular use area for landscaping purposes.

E. Recreation and Open Space:

Development of the site is constrained due to environmental remediation required. Accordingly and in furtherance of Policy 2.2.13 of the Future Land Use Element of the City of Jacksonville 2030 Comprehensive Plan, recreation and open space shall be developed as possible in compliance with Florida Department of Environmental Protection and City of Jacksonville Environmental Protection Board requirements.

An on-site fitness center will be provided for residents. Additionally, multiple parks are located within a short distance from the Property. Confederate Park is across Orange Street from the Property. Confederate Park Dog Park is less than 500 feet away to the east along Orange Street. Henry J. Klutho Park is less than 1,500 feet away. Combined, these parks provide more than 25 acres of readily accessible recreation space including bike paths, a multiuse field, basketball courts

and tennis courts.

In consideration of the proposed redevelopment of a brownfields area, Developer may make improvements within half a mile of the Project including, but not limited to parks, and pedestrian paths provided such improvements are in furtherance of the City's plan for such areas. In the event that the Comprehensive Plan is amended prior to issuance of a building permit to permit other off-site recreational amenities or payments to satisfy this obligation within the Downtown area, this PUD shall be permitted to comply with such amended requirement.

F. Utilities

Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA. Stormwater treatment facilities may be located offsite, within the right-of-way and/or underground in vaults on the parcels.

G. Wetlands

This project does not impact any wetlands.

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 ("2030 Comprehensive Plan") and Land Use Regulations. The proposed redevelopment of the Property will enhance the value of nearby properties as a result of the improvements, enhance the aesthetics of the neighborhood, increase the tax base, and create new jobs. As such, 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:

The PUD and accompanying land use amendment will permit multi-family development consistent with its prior use as the Park View Inn which would not otherwise be possible in the CCG-2 zoning district. The PUD design ensures consistency with the surrounding zoning and existing uses.

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:

The Property is consistent and comparable to the planned and permitted development in the area. The Property is located in the Urban Priority Area functional land use category according to the Future Land Use Map series adopted as part of the Comprehensive Plan. Within the Urban Priority Area, compact development that includes residential uses is preferred. The base maximum density for HDR-Urban Priority Areas, is 80 units/acre.

Accordingly, the Property is compatible in both intensity and density with surrounding uses and zoning districts.

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan:

The Project will be consistent with the 2030 Comprehensive Plan. Principal uses within the CGC Urban Priority Area include commercial retail sales and service establishments, restaurants, offices, business and professional offices, and multi-family dwellings. Transit-Oriented Developments encourage creation of areas where home, office, shopping and civic spaces are within a short walk. Therefore, the PUD rezoning will further the objectives of the 2030 Comprehensive Plan by allowing development of a multi-family project along the main corridor of Springfield, next to a large public park, and within walking distance of the Skyway Rosa Parks Station.

The grant of exception would further the following 2030 Comprehensive Plan policies and objectives:

- Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
- Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies
- Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – Promote the use of Planned Unit Developments, 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.
- Policy 1.1.25 of the Future Land Use Element of the 2030 Comprehensive Plan – The City will encourage the use of such smart growth practices as:

- Interconnectivity of transportation modes and recreation and open space areas;
 - A range of densities and types of residential developments;
 - A mix of uses including office, commercial, and residential which encourage internal capture of trips;
 - Use of the Development Areas;
 - Revitalization of older areas and the downtown, and
 - Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.
- Objective 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
 - Policy 2.2.13 of the Future Land Use Element of the 2030 Comprehensive Plan – Prioritize brownfield sites for redevelopment based on the extent of contamination and ease of remediation, potential for available funding, and potential for mixed use redevelopment. The City’s Brownfield Coordinator should identify these sites and rank them according to the following criteria:
 1. Ease of remediation and suitability of the site for residential or recreational uses,
 2. Location on major road corridors and accessibility to transit,
 3. Large sites with the greatest potential to be redeveloped as a compact and walkable project which adds needed density, parks and open space to the community.
 - Objective 2.3 of the Future Land Use Element of the 2030 Comprehensive Plan – Continue to strengthen Downtown Jacksonville as the regional center of finance, government, retail and cultural activities for Northeast Florida.

- Policy 2.3.1 of the Future Land Use Element of the 2030 Comprehensive Plan
– Recognize the Central Business District and its periphery as a significant urban area of the City appropriate for residential and mixed use projects at higher densities/intensities than the remainder of the City.
- Objective 3.2 of the Future Land Use Element of the 2030 Comprehensive Plan
– Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.