

EXHIBIT D

WRITTEN DESCRIPTION For

WATERWALK PUD Revised- March 21, 2019

I. PROJECT DESCRIPTION

- A. This 10.7 acre project is located on the west side of Southside Boulevard, just north of J. Turner Butler Boulevard (JTB) in the City of Jacksonville. The parcel is currently vacant and addressed as 8833 Perimeter Park Boulevard. The entrance to this development will be on Perimeter Park Boulevard off of Southside Boulevard. All of Perimeter Park Boulevard is comprised of business park uses such as business office, medical office and an existing extended stay hotel. As such, the proposed uses are consistent with the area.

For this PUD, "Corporate Lodging" is defined as the leasing of furnished or unfurnished units on a temporary basis, to primarily corporate clients, as an alternative to traditional hotels or extended stay hotels. Corporate lodging offers larger quarters and more highly amenitized environment for a more discerning guest. Stays for this category typically average 30+ days and vary significantly depending on the nature of the surrounding demand sources. As a result of longer term stays, a typical WaterWalk property experiences approximately two check-ins per day, which is nominal compared to the volume at competitors. This distinction allows for a pure long-term stay focus with an operating model that specializes in customized service (such as weekly housekeeping and grocery delivery) as opposed to transactional service (including nightly housekeeping and on-site restaurants).

WaterWalk combines the best of both a corporate apartment and an upscale extended stay hotel by taking the best of their other hotel concepts they have created (Residence Inn, Candlewood Suites, Summerfield Suites, WoodSpring Suites) and adding the space and comfort of a corporate apartment. Stays can range from a few days to several months or longer, depending on the nature of the guests' needs. Training and contract work tends to be on the shorter end of the scale while corporate relocations tend to be on the longer end. WaterWalk also offers 1, 2 and 3-bedroom units that come either furnished or unfurnished. This allows WaterWalk to effectively serve a wide range of corporate travel and relocation needs.

- B. Project Planner: Kimley-Horn and Associates, Inc.
12740 Gran Bay Parkway West
Suite 2350
Jacksonville, Fl. 32258
904-828-3900
- C. Project Engineer: Kimley-Horn and Associates, Inc.
12740 Gran Bay Parkway West
Suite 2350
Jacksonville, Fl. 32258
904-828-3900

- D. Project Developer: WaterWalk RE Development Services
2121 North Webb Road
Wichita, KS 67206
- E. Current Land Use Category: Business Park (BP)
- F. Current Zoning District: Industrial Business Park (IBP)
- G. Requested Land Use Category: N/A
- H. Requested Zoning District: Planned Unit Development (PUD)
- I. Real Estate Number(s): 147981 6950

II. QUANTITATIVE DATA

- A. Total Acreage:
Approximately 10.7 acres
- B. Total number of dwelling units:
N/A
- C. Total amount of non-residential floor area:
WaterWalk Buildings: maximum of 130,000 sf
Future Non-Residential: maximum of 100,000 sf
- D. Total amount of recreation area:
N/A
- E. Total amount of open space:
Approximately 2.5 acres of open space will be provided in the way of stormwater ponds, buffers and landscaped or undeveloped areas.
- F. Total amount of public/private rights of way:
N/A
- G. Total amount of land coverage of all buildings and structures:
Approximately 90,000 square feet.
- H. Phase schedule of construction (include initiation dates and completion dates):
Phase 1 – WaterWalk Development – To be initiated within five (5) years and completed within ten (10) years.

Phase 2 – Future Commercial – To be initiated within ten (10) years and completed within twenty (20) years.

III. STATEMENTS

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

The Proposed PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. The proposed PUD differs from the usual application of the Zoning Code as shown below:

1.It binds the Applicant and successors to the PUD Written Description and Site Plan and permits this type of corporate lodging use, where the IBP Zoning District would not in Section

656.321(A)(1). *The BP Future Land Use Category includes consideration for both hotels and multi-family residential uses and would permit this specific use only by way of rezoning to PUD.*

2. *Because of the location of this parcel adjacent to JTB (major arterial) and the existing mature tree canopy within the FDOT right of way, there is a need to increase the maximum height for a sign along the south property line from 50-feet to 60-feet as set forth in Section 656.1303(i)(1).*

3. *Finally, as this use is not specifically mentioned in the Jacksonville parking standards found in Section 656.604 of the Zoning Code, the applicant is proposing a parking standard of 1.1 spaces per unit.*

- 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.

All facilities on this site will be privately owned, operated and managed by WaterWalk or Property Owners Association.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- (1) Corporate Lodging
- (2) Extended Stay Hotels
- (3) Medical and dental or chiropractor offices and clinics.
- (4) Hospitals.
- (5) Professional offices.
- (6) Business offices.
- (7) Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- (8) Union halls.
- (9) Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.
- (10) Manufacturer's agents and display rooms, offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment).
- (11) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
- (12) Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
- (13) Vocational, technical, business, trade or industrial schools and similar uses.
- (14) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (15) Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (16) Retail sales and service of alcoholic beverages for on-premises consumption, not to exceed 25 percent of the building of which it is a part or 40 seats whichever is greater.

B. Permissible Uses by Exception:

- (1) Day care centers or care centers meeting the performance standards and criteria set forth in Part 4.
- (2) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (3) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

- (4) Retail sales of all types of merchandise, service establishments including restaurants, and the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption or both. The aforementioned shall not exceed 50 percent of the building of which it is a part.
- (5) Animal hospitals, veterinary clinics, animal boarding places, dog parks.
- (6) Outside storage subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (7) Hotels

C. Permitted Accessory Uses and Structures:

Permitted accessory uses and structures shall be consistent with Section 656.403 of the City of Jacksonville's Zoning Code

D. Limitations on permitted or permissible uses by exception.

All of the permitted and permissible uses by exception in this PUD are subject to the following unless otherwise provided for:

- (1) They shall be conducted entirely within an enclosed building, except for outside storage approved by exception.
- (2) They shall be provided with off-street loading facilities which are located at the rear or side of the building and visually screened from an abutting public or approved private street.
- (3) Off-street parking shall comply with Part 12 (Landscaping Requirements) of the Zoning Code.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) Minimum width and area.
 - (a) Width—100 feet.
 - (b) Area—10,000 square feet.
- (2) Maximum lot coverage by all buildings and structures.
 - (a) 65 percent.
- (3) Minimum yard requirements.
 - (a) Front 20 feet (South property line).
 - (b) Side 10 feet (East, North and West property lines).
 - (c) Rear 10 feet
- (4) Maximum height of structures.
 - (a) 35 feet, provided, however, height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 35 feet.

B. Ingress, Egress and Circulation:

(1) Parking Requirements.

- (a) The vehicle parking requirement for extended stay corporate lodging development shall be a total of 1.1 vehicle parking spaces per unit (this ratio includes consideration for employees). All other parking requirements shall be consistent with Part 6 of the Zoning Code including the maximum parking standard found in Section 656.604.

- (b) As the subject parcel is located in a non-residential suburban area, minimum bicycle parking spaces shall be calculated at 4% of the total required vehicular parking. No additional bicycle parking spaces shall be required.

(2) Vehicular Access.

- (a) Vehicular access to the Property shall be by way of Perimeter Park Boulevard, as shown on the Site Plan. The final location of the access point 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.

Pedestrian access shall be provided by sidewalks installed in accordance with the City of Jacksonville's 2030 Comprehensive Plan.

C. Signs:

The subject parcel is located within the northwest quadrant of the Southside Boulevard and J Turner Butler Boulevard (JTB) interchange. This busy interchange experiences similar traffic volumes and speeds to the nearby Interstate 95 and JTB Interchange. Pursuant to Section 656.1303(i)(1) of the Jacksonville Zoning Code, an increase in sign height up to sixty-five (65) feet is permitted for parcels within 660 feet of such interchanges. As such, to provide viable and useful signage at this location without the need to request removal of the adjacent mature FDOT tree canopy along JTB, the applicant requests a single pole or pylon sign to have a maximum height of sixty (60) feet located directly adjacent to JTB. All other signs and sign criteria shall comply with Chapter 656, Part 13 of the City of Jacksonville's Zoning Code. The proposed sign location alternatives for the up to sixty (60) foot tall sign have been depicted on the site plan as Sign "A" and Sign "B".

D. Landscaping:

Other than the perimeter landscaping along the J. Turner Butler (JTB) Boulevard frontage, the Property shall be developed in accordance with Part 12 (Landscape Regulations) of the Zoning Code. The perimeter landscaping along JTB shall be comprised of the following elements:

1. A twenty-foot (20) buffer measured from the JTB Right-of-Way
2. Existing trees and vegetation
3. A pole or pylon sign directly adjacent to JTB

E. Recreation and Open Space:

Other than WaterWalk providing approximately 5,500 square feet of indoor and outdoor amenities which includes a clubhouse, swimming pool, lobby lounge, community room, internal sidewalks and health club for their customers, no recreation shall be provided.

Approximately 2.5 acres of open space will be provided in the way of stormwater ponds, buffers and landscaped or undeveloped areas.

F. Utilities

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

G. Wetlands

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

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. 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 Land Use Regulations. 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 strict application of the Zoning Code would prohibit corporate lodging through the application of Section 656.222(b) of the Zoning Code despite its consistency with the Business Park (BP) Future Land Use designation. Furthermore, the site-specific design standards, in regard to parking and signage, set forth in the Code for this particular parcel, are not appropriate for a site that is situated deep within a business park and directly adjacent to a major expressway such as JTB.

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

The proposed use is consistent with all other uses along Perimeter Park Boulevard and the surrounding area. This specific business park community contains uses such as: medical staffing office, extended stay hotel, dental office, injury care center, a real estate office and more. The proposed use will compliment and improve the business park, without over extending existing infrastructure.

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

The proposed PUD rezoning will promote the City of Jacksonville's 2030 Comprehensive Plan by meeting the following objectives and policies:

FLUE Objective 1.1: 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.

FLUE Policy 1.1.5: The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;

- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

FLUE Policy 1.1.7: Future rezoning shall include consideration of how the rezoning furthers the intent of FLUE Policy 1.1.5.

FLUE 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.

FLUE 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.

FLUE Policy 1.1.18: Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 1.1.25: The City will encourage the use of such smart growth practices as:

- A. Interconnectivity of transportation modes and recreation and open space areas;
- B. A range of densities and types of residential developments;
- C. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
- D. Use of the Development Areas;
- E. Revitalization of older areas and the downtown, and
- F. Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.

FLUE Policy 3.2.14: The City shall permit consideration of commercial uses, including hotels and motels, at intensities at or above the neighborhood serving commercial scale at locations with direct road access to interstate connectors and within the commercial node of an interstate interchange. Such development within the commercial node must be pursuant to a Planned Unit Development (PUD) zoning district, and subject to all other applicable local, state and federal regulations.

FLUE Objective 6.3: The City shall accommodate growth in Jacksonville by encouraging and facilitating 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.