**EXHIBIT D**

**PUD Written Description**

**SanPablo PUD**

**August 9, 2013**

**Development # 8860 RE# 181771-0000**

1. **PLANNED UNIT DEVELOPMENT PROJECT DESCRIPTION**

The information constitutes the written description of the intended plan of development for SanPablo PUD. The PUD will allow for commercial use consistent with the Community/General Commercial Future Land Use category. The site is located East of San Pablo Road and South of J. Turner Butler Boulevard. The site is 2.19 acres in size. The site is proposed to be developed as a Hotel with limited office and retail uses. The maximum height of the Hotel and office uses is 135 feet. The maximum number of hotel rooms will be at 172 rooms.

1. Number of Acres is 2.19 acres, located at the corner of J. Turner Butler Boulevard and San Pablo Road, vacant and is surrounded by an upscale Condo and Marina. Proposed uses include a Hotel, Retail and Office.
2. This PUD will differ from conventional zoning districts by excluding less desirable uses found in conventional districts.
3. Project Name: SanPablo PUD
4. Project Agent: Curtis L Hart

8051 Tara Lane

Jacksonville, FL 32216

1. Project Developer: Semanik Investment Corp.

2120 Corporate Square Boulevard, Suite 3

Jacksonville, FL 32216

1. Project planner and engineer not yet selected.
2. Current Land Use: RPI
3. Requested Land Use: CGC
4. Current Zoning: CRO
5. Requested Zoning: PUD
6. RE# 181771-0000
7. **QUANTITATIVE DATA**
8. Total Acreage: 2.19 +/-acres
9. Maximum Number Hotel Rooms: 172
10. Maximum coverage Buildings &Structures: 50,000 square feet
11. Total Land Coverage all buildings: 50%
12. Maximum Height of a Structure 135’
13. Phase Schedule: Hotel will be built in one phase and completion within one year of start.
14. Passive Open Space: All retention and landscape will be included as passive open space.
15. **PLANNED UNIT DEVELOPMENT LAND USE RESTRICTIONS**

Attached hereto is a conceptual site plan indicating the general design of the development on the site. Uses in this PUD shall include a Hotel consistent with the Commercial Community/General (CCG-1) District category.

1. **Permitted Uses and Restrictions**

Permitted uses shall be developed generally using the development standards of CCG-1 zoning district, except as otherwise stated herein.

**Permitted Uses.** The permitted uses shall consist of hotel, retail, and office, supporting uses, parking and retention. Any building shall not exceed one-hundred and thirty-five feet (135’) in height.

1. The Hotel Development may include related services and facilities typically associated with hotel activities including, but not limited to no more than two(2) restaurants and two(2) bars which may serve all alcoholic beverages including liquor, beer and wine for on-premises consumption, pursuant to a special “S” type license for hotels/motels. The restaurants in the hotel shall be limited to a maximum seating capacity of two hundred fifty (250) seats each and the bars in the hotel shall be limited to a maximum seating capacity of one-hundred (100) seats each total. The hotel use may include conference and banquet facilities. The hotel shall be limited to a maximum of one-hundred seventy two (172) rooms. The hotel building height may not exceed one-hundred thirty five feet (135’) in height. The hotel may include retail uses supporting the hotel guest for sale of food, drugs, toiletries, books and stationary, gifts, miscellaneous business supplies, and other goods normally found in retail shops within hotels. The retail uses supporting the hotel guest shall be limited to two-thousand seven hundred fifty (2,750) square feet or two and one-half percent (2.5%) of the total hotel floor area of which it is part, whichever is less.
2. Office and retail. Maximum of twenty-five thousand (25,000) square feet of office uses may be located within the PUD. A maximum of five thousand (5,000) square feet of commercial/retail uses may be located as freestanding retail sites or combined with other approved uses within the PUD. The uses within that freestanding office/retail development shall be as follows:
3. Professional or business offices
4. Retail outlets for the sale of food and drugs, wearing apparel, toys, sundries, notions, books and stationary, leather goods and luggage, jewelry(including watch repair, but no pawn shops), sporting goods, florist or gift shops, drugs and similar uses.
5. Service establishments such as barber shops, shoe repair shops, restaurants (with drive-in or drive-thru) tailor and dry cleaners, banks with drive-thru tellers, financial institutions, travel agencies and similar uses.
6. The restaurants establishments may include the retail sale of alcoholic beverages including liquor, beer or wine for on premises consumption.
7. **PUD DEVELOPMENT STANDARDS**
8. **Site Plan.** The site plan included is a “Bubble Plan” and lacks specificity. The Market will determine the type of Hotel, Retail and Commercial we constructed, however the land development requirements set forth in this PUD will control parking, square footage. Landscaping and location of buildings and all are subject to review by the Planning and Development Department.
9. **Minimum lot and building requirements**. The minimum lot size, lot width, maximum lot coverage and building height and minimum yard requirements shall be set forth in the Commercial Community/General )CCG-1) District pursuant to the provisions of §656.313 of the Jacksonville Zoning Code, except as otherwise stated herein.
10. **Parking and Loading Requirements.** Parking and Loading Requirements as set forth in § Part 6 of the Zoning Code of the City of Jacksonville shall apply. Up to 67% of the required parking for the hotel may be shared with the parking required for office and retail uses.
11. **Essential Services.** Essential services including water, sewer, gas, telephone, radio, as needed to serve the PUD development shall be allowed on site.
12. **Retention.** Retention shall meet the City of Jacksonville and all other state agencies with jurisdiction including the St. Johns River Water Management District.
13. **PLANNED UNIT DEVELOPMENT DESIGN GUILDLINES**

The following design guidelines shall be incorporated in the development.

1. **Landscape**

Landscaping on site shall be in accordance with the requirements of Part 12 of the City of Jacksonville Zoning Code. Notwithstanding the provisions of Part 12 of the Jacksonville Zoning Code, the location of landscaping may vary from the strict requirements of such Part and be relocated to alternative placement to provide for improved site design and function. No landscape buffer shall be required between outparcels, but such landscape may be located at alternative locations. Nothing herein shall be constructed to allow a reduction in the amount of required landscaping. Notwithstanding the foregoing, the landscape plan shall be subject to the review of the City of Jacksonville Planning and Development Department.

1. **Signage**

The number, location, size and height of signage to be located upon this property, other than signage specifically described below, shall be in accordance with Part 13 for the CCG-1 zoning district, all may be illuminated.

1. One wall identifying sign may be constructed on the north, south, and west facades of the hotel, not to exceed five percent (5%) of each façade.
2. One wall identifying sign may be constructed on the face of each freestanding structure (including the hotel) fronting San Pablo Road not to exceed ten percent (10%) of the façade of the building.
3. One freestanding sign not to exceed one hundred fifty (150) square feet and not to exceed ten feet (10’) in height may be constructed as part of the landscaped entrance structure located at each of the three (3) access points as shown on the conceptual site plan.
4. One freestanding identifying sign not to exceed fifty (50) square feet and not to exceed six feet (6’) in height may be constructed at the site of each freestanding office/retail structure.
5. Traffic directional signs, not exceeding four (4) square feet may be constructed as part of the landscape areas, as needed.
6. One pylon sign not exceeding sixty five feet (65’), in height may be constructed, if within six hundred fifty feet (650’) distance from center line of the JTB/San Pablo interchange and limited to fifty feet (50’) in height if further than six hundred fifty feet (650’) from center line of JTB/San Pablo interchange.
7. **Noise Abatement**

All exterior speakers or audio transmission devices used on or about the site will be situated and operated at volumes which are not excessive in relationship to the abutting residential district.

1. **Illumination**

Lighting Standards shall be oriented so as to localize illumination into the site. The quantity of illumination shall be controlled so as to minimize unreasonable interference or impact with the residential zoning district to the East.

1. **Concurrency**

The owner or developer shall obtain a final CCAS and/or development Agreement to assure required transportation and other capacity for the site in accordance with the Ordinance Code. Development of the site shall be subject to the concurrency requirements of the City of Jacksonville.

1. **Adjoining Site to the South**

Should the owner of the adjoining property (RE # 181772-0025 & 181772-0000)to the south agree to connectivity between the two sites, this PUD would allow for that connection in up to two (2) locations.

1. **JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT**

The project design will be in harmony with the purpose and intent of the City of Jacksonville Zoning Code. The design and layout of the PUD is:

1. Creative in its approach through the use if natural features of the site;
2. More desirable than would be possible through strict application of the minimum requirements of the Jacksonville Zoning Code;
3. More efficient and will have lower development costs;
4. Compatible with surrounding land uses;
5. Supportive of the property values and substantial improvement of the quality of development on the property as of the date hereof;
6. Will promote the purposes of the City of Jacksonville Comprehensive Plan.
7. As the Mayo Clinic hospital campus grows this is a desired location for a Hotel.
8. **PUD REVIEW CRITERIA**
9. *Consistency with Comprehensive Plan*

The site is designated RPI according to the Future land Use Map of the Comprehensive Plan. A Small Scale Land Use Amendment to CGC (Community General Commercial) Land use Category has been submitted along with this Application for Rezoning to PUD. The uses provided herein are consistent with the CGC category.

1. *Consistency with the Concurrency Management System.*

We will meet the requirements of the Concurrency Management System.

1. *Allocation of Residential Land Use*

Not applicable

1. *Internal Compatibility/Vehicular Access*

The uses proposed are consistent with good planning practices and principles, with regards to land planning for internal compatibility and vehicular access. Access to the subject property is via Marina San Pablo Place with no more than Three (3) driveways.

1. *External Compatibility/Intensity of Development*

The uses proposed are consistent with other commercial developments in the surrounding area. This proposal provides for commercial, retail hotel and office uses to be developed on this site. There will be adequate setbacks and buffering adjacent to contiguous uses.

1. *Recreation/Open Space*

Not applicable.

1. *Impact on Wetlands*

There are not any wetlands on the subject property.

1. *Listed Species Regulations*

Not Required, less than 50 acres.

1. *Off-street Parking & Loading*

The parking requirement for this development shall be provided on site. Trail and bikeways are not applicable to this site.

1. *Stormwater Retention.*

The development of the subject property will meet all applicable requirements for retention.

1. *Utilities*

Potable water, sanitary sewer and electric will be provided by JEA.