

# EXHIBIT D

## PUD Written Description

### **JTB/SAN PABLO INTERCHANGE PUD** **July 17, 2013 (*Revised October 9, 2013*)** **RE# 181772-0000 and 181772-0025**

#### **I. PURPOSE AND INTENT**

It is the purpose and intent of this PUD to provide flexibility in planning, design and development; to provide an environment compatible with surrounding land use; to encourage the preservation of the natural site features; thereby promoting the public health, safety, morals, order, comfort, convenience, appearance, prosperity, and the general welfare of the community. The PUD will create a unified development plan potentially incorporating shared access, utilities, stormwater treatment and other development criteria as may be necessary. The creation of a master planned development affords an efficient use of the land. This PUD will also provide the needed facilities for businesses and all the positive impacts to community it creates.

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|-----------------------|--|
| A. Project Planner:   | Greg Kupperman<br>Green & Kupperman, Inc.<br>200 First Street, Suite B<br>Neptune Beach, FL 32266        |
| B. Project Architect: | David Wallace<br>David Wallace and Associates, P.A.<br>542 Douglas Avenue<br>Dunedin, FL 34698           |
| C. Project Engineer:  | Thomas Inman, P.E.<br>Inman Engineering, P.A.<br>P.O. Box 550980<br>Jacksonville, FL 32255               |
| D. Project Developer: | Walter and Alan Dickinson<br>Marina San Pablo Place, LLC<br>P.O. Box 3377<br>Ponte Vedra Beach, FL 32004 |
| E. Project Attorney:  | Wyman Duggan<br>Rogers Towers, P.A.<br>1301 Riverplace Boulevard, Suite 1500<br>Jacksonville, FL 32207   |

- F. How does the proposed PUD differ from the usual application of the Zoning Code? This PUD district will differ from conventional zoning districts by excluding the less desirable uses found in the conventional CCG-1 district. This PUD district will be specifically limited to hotel and supporting retail and service uses as provided herein. Excluding the less desirable uses will make this PUD district more compatible with existing and proposed surroundings uses. The PUD district also provides a site plan and is specific as to other design criteria unique to the subject property like access points for ingress and egress.

The PUD district site plan is a conceptual site plan depicting the subject property and potential access points for ingress and egress. Limited geometry design is provided at this time because all entitlements are still being provided, this is limited to the rezoning process. This site may also be developed in combination with the adjoining parcel to the north. Final design is subject to change through final site planning, engineering, architectural design, landscaping design and market demands. All development improvements are subject to appropriate local, state and federal permitting agencies.

The continued operation and maintenance of these areas and functions described herein and facilities which are not to be provided and operated or maintained by the City will be by the property owners. The property owners will maintain the parking areas, landscaping areas, the interior and exterior of the buildings and all private property.

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| G. Total Acreage:  | 1.5+/- acres                       |
| H. Total number of dwelling units by each type:  | Not Applicable                     |
| I. Total amount of non-residential enclosed floor area:<br>(excludes first floor parking garage) | 85,000+/- sq. ft.                  |
| J. Total amount of recreation area:  | Not Applicable                     |
| K. Total amount of open space:   | Not Applicable                     |
| L. Total amount of public/private rights of way:   | Not Applicable                     |
| M. Total amount of land coverage of all buildings<br>and structures:                             | Not to exceed<br>22,869+/- sq. ft. |
| N. Phase schedule of construction  | 1 Phase                            |

## **II. PLANNED UNIT DEVELOPEMNT PROJECT DESIGN**

The following information constitutes the written description of the intended plan of development for the JTB/San Pablo Interchange PUD. The PUD shall allow for commercial uses 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 along Marina San Pablo Place. The site is 1.5+/- acres of land in size. The site is designated Residential Professional Institutional (RPI) on the Future Land Use Map and is currently zoned Commercial Office (CO). The site is proposed to be developed as commercial and as restricted herein. An Application for Small Scale Land Use Amendment to Community/General Commercial (CGC) has been filed in conjunction with this PUD.

## **III. PLANNED UNIT DEVELOPMENT LAND USE**

Attached hereto is a preliminary PUD rezoning site plan indicating the general design of the development on the site. Uses in this PUD shall be developed as commercial uses generally consistent with the Commercial Community/General (CCG-1) District.

### **A. Permitted Uses and Restrictions**

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

1. Permitted Use. The permitted use shall consist of a hotel.

i. The hotel development may include related services and facilities typically associated with hotel activities including, but not limited to no more than 1 limited food service café and pantry which may serve alcoholic beverages including liquor, beer and wine for on-premises consumption, pursuant to a special "S" type license for hotels. The café and pantry will be designed and scaled to serve primarily the guests of the hotel. The hotel use may include a few small meeting rooms primarily for guests. The hotel use shall be limited to a maximum of 120 guest rooms. The hotel height shall not exceed 105 feet in height. The hotel may include retail uses supporting primarily the hotel guests for sale of food, drugs, toiletries, books and stationary gifts, miscellaneous business supplies, and other goods normally found in retail shops within a hotel. The retail uses supporting primarily the hotel guests shall be limited to the industry standards for the hotel of which it is a part. A pool with cabana facilities and fitness facilities and other ancillary uses are permitted.

## B. PUD Development Standards

1. Minimum lot and building requirements. The minimum lot size, lot width, maximum lot coverage and building and maximum yard requirements shall be as setforth in the Commercial Community/General (CCG-1) District pursuant to the provisions of § 656.313 of the Jacksonville Zoning Code, except as otherwise restricted herein.

i. East property line setback. The setback from the east property line shall be a minimum of 1.48148 feet of setback for each 1 foot of building height up to 105 feet (example: 95 foot height equals 140.7 foot building setback). This is a formula that is consistent with the eastern setback contained in PUD Ordinance 2008-635-E located south of this PUD.

2. Parking Requirements. The parking requirements shall be a minimum of .9 spaces for each 1 guest room. All ancillary uses on site are designed and scaled for primarily the hotel guests only. Guests may also utilize shuttle services and taxi's to their desired destinations. This parking ratio fits into the hotel's design model to meet their parking needs. **No loading space will be provided. No internal sidewalk will be provided.**

3. Essential Service. Essential service including water, sewer, gas, telephone, radio, communication facilities and electric as needed to serve the PUD development shall be allowed on the site (However, no treatment plants or freestanding transmission or communication towers shall be allowed).

4. Retention. Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District. Underground stormwater detention shall be permitted upon final site design provided the stormwater detention area meets the standards and requirements of the City of Jacksonville and St. Johns River Water Management District.

## IV. PLANNED UNIT DEVELOPMENT DESIGN GUIDELINES

The following design guidelines shall be incorporated in the development.

### A. Landscaping

Landscaping on the site shall be in accordance with the requirements of the City of Jacksonville Landscape and Tree Protection, Ordinances, Part 12 of the Zoning Code. Notwithstanding the aforementioned requirements the required minimum landscape areas shall be allowed to be displaced anywhere on site. It is the intention to enhance the minimum landscaping from the minimum 2" caliper trees to 4" caliper evergreen trees to provide a more mature canopy at the time of planting.

## B. Signage

The number location, size and height of signage to be located upon the property, other than that signage specifically described below, shall be in accordance with the Sign Ordinance of the City of Jacksonville CCG-1 zoning district. However, a variation from the strict requirements of §656.1301 of the Jacksonville Zoning Code shall be permitted to allow for identification and directional signs subject to review by the City of Jacksonville Planning and Development Department. Additionally, the following signage restriction shall be enforced:

1. One wall identifying sign may be constructed on the north and south (broad side of the hotel) and west (the narrow side of the hotel) facades of the hotel, not to exceed 5 percent of each façade, but in no event shall exceed 200 square feet on the north façade; 500 square feet on the west façade; and, 200 square feet on the south façade, with the hotel having its longer side oriented from the east to west.

2. One freestanding identifying sign not to exceed 150 square feet and not to exceed 10 feet in height may be constructed as part of the landscaped entrance located near the access point along Marina San Pablo Place.

3. Traffic directional signals and directing signs, not to exceed 4 square feet may be constructed as part of the landscaped areas, as needed.

## C. 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 surroundings residential zoning districts and shall be located so as to not impact said residential districts. Additionally, there shall be no outside speakers allowed within 200 feet of the easterly boundary of the PUD. Any exterior loudspeakers will be designed not to exceed an outdoor noise level of 55 decibels 10 decibels below average, normal speech level. This condition shall be strictly construed to benefit surrounding residential uses.

## D. Illumination

Lighting Standards shall be oriented so as to localize illumination into the site. The quality of illumination shall be controlled so as minimize unreasonable interference or impact with residential zoning districts. Additionally, no exterior lights shall be directed towards the residential parcels along Dixie Landing Drive.

## E. Concurrency

The owner has an approved Development Agreement (#71789) 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 and mobility review requirements of the City of Jacksonville if additional capacity is needed.

## F. Outside Entertainment

Outside entertainment shall be strictly prohibited on any use allowed within the PUD.

## G. Adjoining Site to the North

Should the owner of the adjoining property (RE# 181771-0000) to the north agree to connectivity between the two sites, this PUD would allow for that connection.

## V. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT

The proposed development allows for commercial service/retail, hotel, and/or office uses. The project design is in harmony with the purpose and intent of the City of Jacksonville Zoning Code. The design and ultimate layout of the PUD is and will be:

- Creative in its approach through the use of natural features of the site;
- More desirable than would be possible through strict application of the minimum requirements of the Jacksonville Zoning Code;
- More efficient and will have lower development costs;
- Compatible with surrounding land uses, including the existing development plans for area. The JTB/San Pablo northwest interchange (Mayo Clinic), the JTB/San Pablo southwest interchange (American Heritage Life Insurance Company), east of the subject property (Marina San Pablo Place) and south of subject property (San Pablo Place PUD) all have more intensive high-rise commercial, hospital, hotel and residential uses;
- Supportive of the property values and a substantial improvement of the quality of development on the property as of the date hereof; and
- As the Mayo Clinic hospital and healthcare campus continues to grow a continued need for additional hotel rooms will also be in demand in the JTB/San Pablo Interchange area. This site being located in the southeast JTB/San Pablo interchange is a desired location for a hotel.

## VI. PUD REVIEW CRITERIA

### A. *Consistency with Comprehensive Plan.*

The site is designated RPI (Residential Professional Institutional) according to the Future Land Use Map portion of the Comprehensive Plan. A Small Scale Land Use Amendment to the 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 category.

### B. *Consistency with the Concurrency Management System.*

There is as approved Development Agreement (#71789) for commercial uses for the subject property.

### C. *Allocation of Residential Land Use.*

Not applicable.

### D. *Internal Compatibility/Vehicular Access.*

The site will be designed with good planning practices and principals, with regards to land planning requirements for internal compatibility and vehicular access. Access to the subject property is via Marina San Pablo Place.

### E. *External Compatibility/Intensity of Development.*

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

### F. *Recreation/Open Space.*

Not applicable.

### G. *Impact on Wetlands.*

There are not any wetlands on the subject property.

### H. *Listed Species Regulations*

A wildlife and protected species survey is not required for this site, as the same is less than the 50 acre threshold, as stated in the Comprehensive Plan.

*I. Off-Street Parking & Loading Requirements.*

The parking requirements for this development shall be consistent with the provisions described within the PUD written description herein. **No loading space will be provided.**

*J. Sidewalks, Trails, and Bikeways.*

Sidewalks and pedestrian maneuverability shall be consistent with the 2030 Comprehensive Plan. Trails and bikeways are not applicable to this site. **No internal sidewalks will be provided.**

*K. Stormwater Retention.*

The development of the subject property will meet all applicable requirements for stormwater retention as outlined herein.

*L. Utilities.*

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