

# EXHIBIT D

## PUD Written Description

### SUMMERALL STORAGE PUD

March 10, 2015 *(Revised October 6, 2015)*

#### 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 economic impacts to the community it creates.

The site consists of 0.92+/- acres of land located at the terminus of Summerall Road north of Bowden Road.

Project Owner: Ronnie Edge  
6729 Pottsburg Creek Trail  
Jacksonville, FL 32216

Project Agent/Planner: Greg Kupperman  
Green & Kupperman, Inc.  
200 First Street, Suite B  
Neptune Beach, FL 32266

Current Land Use Category: CGC (Community General Commercial)

Current Zoning District: CCG-1 (Commercial Community General-1)

Requested Land Use Category: N/A

Requested Zoning District: PUD (Planned Unit Development)

Real Estate Numbers(s): 153153-0000 / 153152-0000

Total Acreage:	0.92+/-acres
Total number of dwelling units by each type:	1 Dwelling Unit
Total amount of non-residential floor area:	Not Applicable
Total amount of recreation/ or open space:	Not Applicable
Total amount of public/private rights of way:	Not Applicable
Maximum coverage of all buildings and structures:	35%
Phase schedule of construction.	Two phases

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 districts. This PUD district will be specifically limited to the commercial uses provided herein. Excluding the less desirable uses will make this PUD district more compatible with existing and proposed surrounding uses.

The reason for this PUD is to allow a use that is not permitted in the CCG-1 zoning district. This PUD will provide a unified development plan.

The PUD district also provides a site plan and is specific as to other design criteria unique to the subject property.

The property owners will maintain the parking areas, landscaping areas and the interior and exterior of the buildings. The continued operation of these facilities will be provided by the owners.

## II. USES AND RESTRICTIONS

### A. Permitted Uses:

1. Outside storage. The outside storage shall be limited to passenger and work vehicles, boat and recreational vehicles, and the tractor portion of a tractor trailer. Industrial work rigs, bulldozers, cranes, and the trailer portion of a tractor trailer rig are specifically prohibited.

### B. Permitted Uses by Minor Modification:

1. Retail outlets for the sale of food and drugs (including drive-thru), wearing apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florist shops, delicatessens, bakeries, home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts (including rebuilt parts but not installation, repair or rebuilding of parts), and accessories and similar uses.

2. Service establishments such as barber and beauty shops, shoe repair shops, restaurants (including drive-thru, drive-in, and the outside sale and service of food meeting the performance standards and development criteria as set forth in Part 4), interior decorators, reducing salons or gymnasiums, self-service laundries, dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations, dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids and with no odor, fumes, or steam detectable to the normal senses from off the premises, radio and television broadcasting offices and studios, communication towers and antennas, funeral homes, marinas, blueprinting, job printing (but not newspaper), radio and television repair shops, travel agencies, employment offices, home equipment rental, and similar uses.

3. Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers, and similar financial institutions.

4. All types of professional and business offices, newspaper offices (but not printing), employment offices, union halls, building trades contractors (not requiring outside storage or the use of a vehicle in excess of one-ton capacity or equipment, machinery, ditching machines, tractors, bulldozers, or other heavy construction equipment), and similar uses.

5. Bowling alleys, swimming pools, indoor skating rinks, indoor theaters.
6. Art galleries, museums, community centers, dance, art or music studios, vocational, trade, or business schools, or similar uses.
7. Daycare centers or care centers meeting the performance standards and development criteria of the CCG-1 zoning district as set forth in Part 4.
8. Off-street commercial parking lots meeting the performance standards and development criteria of the CCG-1 zoning district as set forth in Part 4.
9. Retail plant nurseries (including outside display but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).
10. An establishment or facility which includes the retail sale and service of beer and wine for off-premises consumption or for on-premises consumption in conjunction with the service of food which is ordered from a menu and prepared or served for pay for consumption on-premises.
11. Express or parcel delivery offices, telephone exchanges, motorbus or other transportation terminals (but not freight or truck terminals) and similar uses.
12. Veterinarians subject to the performance standards and development criteria for the CCG-1 zoning district as set forth in Part 4.
13. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture, and similar uses.
14. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria as set forth in Part 4.
15. Outside retail sales of holiday items, subject to the performance standards and development criteria as set forth in Part 4.
16. Wholesaling or distributorship businesses, provided such use is limited to thirty percent of the total gross square footage of the building of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.

17. Service or filling stations meeting the performance standards and development criteria as set forth in Part 4, service garages for minor repairs (including tire stores), and automated car washers (but not manual car washers) in conjunction with a service or filling station.

18. Outside sales, service, and display.

**C. Permitted Use by Exception:**

1. Service garages for minor repair.

**D. Accessory Structures**

1. Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

**E. Restrictions on Uses:**

1. Dumpsters, propane tanks and similar appurtenances must be screened from any roadways by landscaping or opaque fencing which is aesthetically compatible with other structures located, or to be located, on the Property.

2. The following uses are prohibited: bottle clubs, pool halls, tattoo parlors, palmists and clairvoyants, astrologists, massage parlors, lingerie modeling, adult book or video stores, adult theaters, funeral parlors, flea markets, auction houses, bingo parlors, day labor pools, junkyards, residential treatment facilities, and rescue missions.

### **III. DESIGN GUIDELINES**

**A. Lot requirements:**

1. *Minimum lot area:* none, except as otherwise required for certain uses
2. *Minimum lot width:* none, except as otherwise required for certain uses
3. *Maximum lot coverage:* none, except as otherwise required for certain uses
4. *Minimum front yard:* none
5. *Minimum side yard:* none
6. *Minimum rear yard:* 5 feet
7. *Maximum height of structure or item:* 35 feet; two (2) stories

8. *Additional:* Storm water retention/detention is not needed for the storage lot but maybe needed for another permitted use. Storm water retention/detention, signs, or similar uses may be allowed in the minimum yards subject to the review and approval of the Planning and Development Department. In the event that the Property is partitioned or that individual units are sold (as office or retail condos, for example), the individual lots will be exempt from the minimum yard requirements except along the periphery of the PUD site.

## **B. Ingress, Egress and Circulation:**

### *1. Parking Requirements:*

a. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

b. In the event of partitioning, shared parking may be utilized between parcels to achieve parking requirements provided that the required number of spaces shall be met on the overall site within the PUD.

### *2. Vehicular Access:*

a. Vehicular access to the Property shall be by way of Summerall Road, substantially as shown in the Site Plan. The location of access points and driveway connections may vary.

## **C. Signs:**

1. One (1) double-faced, monument sign two hundred (200) square feet in area and twenty-five (25) feet in height is permitted. The monument sign may be externally or internally illuminated and multiple establishments within the PUD may be identified on the monument sign.

2. Wall signs are also permitted and shall not exceed ten percent of the square footage of the occupancy frontage or respective side of the building. One under the canopy sign per occupancy not exceeding a maximum of eight (8) square feet in area is permitted; provided, however, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

3. Directional signs subject to the review and approval of the Planning and Development Department.

**D. Landscaping:**

1. The subject property is an existing developed property. Landscaping will be as it currently exists on site. Some trees may be removed if necessary for improvements that are depicted on the site plan. Landscape requirements were substantially different from the current regulations when the buildings were originally constructed. Strict compliance with the landscape regulations would create an economic hardship to the owners and make the continued operation of the facilities impossible. The PUD asks for relief from the landscaping regulations as described herein.

**E. Recreation and Open Space:**

1. Not Applicable.

**F. Utilities:**

1. Water, electric and sanitary sewer will be provided by Jacksonville Electric Authority (JEA).

**G. Wetlands:**

1. Not Applicable.

**IV. 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 existing and proposed uses within the Property, and showing the general layout of the overall Property.

The PUD rezoning site plan is a conceptual PUD rezoning site plan for the purpose of rezoning to the PUD Zoning District. Final design is subject to change through final site planning, engineering, architectural design and market demands. All development improvements are subject to the criteria and approval of the appropriate permitting agencies.

## V. JUSTIFICATION FOR PUD CLASSIFICATION FOR THIS PROJECT

The justification for the PUD zoning district which provides for a written description of the intended plan of development and site plan is as follows:

- To allow for a creative approach to the development;
- Provide a more desirable development environment than would be possible through the strict conventional application of the requirements of the Zoning Code;
- For an efficient use of land resulting in lower development costs;
- Provide an environment that will improve the characteristics of the surrounding area;
- Enhance the appearance of the area through development criteria;
- Propose land uses and intensities which will meet certain planning goals and create a balance for the community; and
- This plan and design will create a sustainable development plan.

## VI. PUD REVIEW CRITERIA

*A. Consistency with Comprehensive Plan.* According to the Future Land Use Map series (FLUMs) of the 2010 Comprehensive Plan, the designated land use category is Commercial General Community (CGC), which allows for the above listed uses. If the PUD is approved, the site will be consistent with the CGC land use category and the Comprehensive Plan.

*B. Consistency with the Concurrency/Mobility Management System.* The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency/Mobility Management System Office.

*C. Allocation of Residential Land Use.* One single family dwelling is existing and permitted to stay as part of phase one.

*D. Internal Compatibility/Vehicular Access.* The proposed PUD contains limitations on the commercial uses permitted on the subject property as well as a common development scheme which contains provisions for signage, landscaping, and other issues relating to common areas and vehicular and pedestrian traffic. In the event of partitioning, cross-access easements will be provided between properties.



E. External Compatibility/Intensity of Development. The Property is located in an established commercial area along Summerall Road and to the west of Interstate 95. The adjacent properties are all zoned commercial. This project allows commercial uses.

F. Recreation/Open Space. Not Applicable.

G. Impact on Wetlands. Not Applicable.

H. Listed Species Regulations. The site contains less than 50 acres and therefore a listed species survey is not required.

I. Off-Street Parking and Loading Requirements. The site will comply with Part 6 Off-Street Parking and Loading Regulations of the Zoning Code. In the event of partitioning, shared parking may be utilized between parcels to achieve parking requirements provided that the required number of spaces shall be met on the overall site within the PUD.

J. Sidewalks, Trails, and Bikeways. Not Applicable

K. Stormwater Retention. Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction as may be required for a permitted use.

L. Utilities. The Jacksonville Electric Authority (JEA) will provide potable water service and sewer service.