

EXHIBIT D

PUD WRITTEN DESCRIPTION

EXPRESS OIL CHANGE

July 23, 2015

Revised September 8, 2015

Revised September 15, 2015

I. PROJECT DESCRIPTION

The subject property identified as Real Estate No.158894-0010 on Map Panel # 7618 is comprised of approximately 1.3 acres and is located on the east side of San Jose Boulevard with a property address being 11839 San Jose Boulevard, State Road (SR) 13, Jacksonville, Florida 32223, between Old Acosta Road and Marbon Road, in Jacksonville, Florida. The site is undeveloped and in a commercial/retail corridor that fronts on San Jose Boulevard. The surrounding properties have been developed (commercial, offices, restaurants and retail facilities to the north, south, and west and single-family development to the east).

The current Land Use Category is Community/General Commercial (CGC) and will remain as (CGC). This PUD Rezoning is to add Express Oil Change as an approved use and maintain the current Commercial Neighborhood (CN) "Permitted Uses" and "Permissible Uses by Exception".

It is anticipated that a portion or the entire site will be developed as Express Oil Change with the remainder of the site, if any, may be developed as a sit down restaurant or one of the "Permitted Uses" and/or "Permissible Uses by Exception" within the Commercial Neighborhood (CN) Zoning District.

The Express Oil Change at San Jose Boulevard will be developed as an automotive oil change facility containing a maximum of 6,000 square feet of which approximately 1,300 square feet is the below grade oil change pit at a neighborhood scale for the use and benefit of the surrounding neighborhood. The commercial site can have a maximum of two single tenants.

The subject property will be developed by JWC Land LLC, the Professional Engineers of record are Taylor and White, Inc., and the Architects of record are Warner Architectural Associates.

II. QUANTITATIVE DATA

Total Gross Acreage	1.3	acres	100	%
Amount of each different land use by acreage				
Single Family	0	acres	0	%
Total number of units	0	d.u.		
Multiple Family	0	acres	0	%
Total number of units	0	d.u.		
Commercial	1.3	acres	100	%
Industrial	0	acres	0	%
Other land use	0	acres	0	%
Total amount of non-residential floor area ~ <i>Express Oil Change (only)</i>	6,000	sq. ft.	11	%
Active recreation and/or open space	0	acres	0	%
Passive open space, wetlands, ponds, conservation	0.24	acres	18	%
Public and private right-of-way	0	acres	0	%
Maximum allowed coverage of buildings and structures		sq. ft.	50	%

III. STATEMENTS

- A. This proposed PUD differs from the usual application of the City of Jacksonville Zoning Code since Commercial Neighborhood (CN) Zoning does not allow automotive repair or maintenance by Right or Exception. By Rezoning to PUD this can allow two (2) uses that will complement each other.
- B. The continued operation and maintenance of all on-site facilities and utilities will be privately owned and maintained by the property owner.
- C. The Justification for the Rezoning to PUD is to allow two (2) uses that complement each other at a neighborhood scale for the use and enjoyment of the surrounding neighborhood.
- D. The phased schedule of construction will, upon approval of the Rezoning be as follows; The Civil Engineering Design will begin in October 2015 with approval anticipated in December 2015. It is anticipated the Architectural Plans will be submitted for the Building Permit Review in November 2015 with approval expected in January 2016. Construction is anticipated to begin within 2-3 weeks after Building Permit approval with anticipated construction completed by June or July of 2016.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- a. As shown on the Conceptual Site Plan (subject to change)(dated September 8, 2015) as EXHIBIT "E", Express Oil Change will contain two (2) buildings (drive-thru oil change and repair and maintenance) containing a maximum of 6,000 square feet, with possibly a sit down restaurant and parking generally consistent with EXHIBIT "E". A more detailed Site Plan shall be provided at the time of "Application for Verification of Substantial Compliance to a Planned Unit Development" as required. A description of the permissible uses by exception in the PUD is contained below in Part "B".
- b. Express Oil Change is defined as a garage for minor repairs, including the sale and service of tires.
- c. All "Permitted Uses" and "Permissible Uses by Exception" within the Commercial Neighborhood (CN) Zoning District.

B. Permissible Uses by Exception:

- a. Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 6.
- b. Filling or gas stations, with ancillary single bay automated car wash, meeting the performance standards and development criteria set forth in Part 4.
- c. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
- d. Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4.

- e. Drive-thru facilities in conjunction with a permitted or permissible use or structure except as approved in this Planned Unit Development.
- f. Day care centers meeting the performance standards and development criteria set forth in Part 4.
- g. Animal boarding for household pets, meeting the performance standards and development criteria set forth in Part 4.
- h. Automated Car Washes meeting the performance standards and development criteria set forth in Part 4.

C. Limitations on Permitted or Permissible Uses by Exception:

All of the Permitted or Permissible Uses by Exception are subject to the following provisions unless otherwise provided for:

- a. Sale, display, preparation and storage shall be conducted within a completely enclosed building.
- b. Products shall be sold only at retail.

D. Permitted Accessory Uses and Structures:

- a. Accessory uses and structures are allowed as defined in Section 656.403 of the City of Jacksonville Zoning Code.
- b. Utility uses, (such as A/C units, lift station, compressor/compressor pad and dumpsters may be placed within the setback if screened by fence and/or landscaping) in this PUD shall be consistent with the Commercial Neighborhood (CN) Zoning District.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* N/A
- (2) *Minimum lot width:* N/A
- (3) *Maximum lot coverage by all buildings and structures:* 50%
- (4) *Minimum front yard:* (Building): 10 Feet
- (5) *Minimum side yard:* (Building): 5 Feet
- (6) *Minimum rear yard:* (Building): 10 Feet
- (7) *Maximum height of structures:* 35 Feet~**(Express Oil Change only)**

(8) *The maximum height of structures for Commercial Neighborhood Uses are to remain at 60 feet, provided the building height shall not exceed 45 feet when adjacent to a single family use or Zoning District.*

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.*

- a. This PUD will maintain a minimum number of parking spaces per EXHIBIT "E" for Express Oil Change. All other approved uses shall meet 656.604. There is no restriction on the maximum number of parking spaces allowed.

(2) *Vehicular Access.*

- a. Vehicular access to the property will be shared between Express Oil Change and Dunkin' Donuts via the existing driveway from San Jose Boulevard (SR 13) as shown on EXHIBIT "E".
- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress between various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

(1) The PUD will allow two (2) monument signs as depicted on EXHIBIT "E" since these Parcels will be separately owned.

(2) Signage shall conform to the Express Oil Change Family of signage and shall consist of the following signage package per "EXHIBIT "J".

- a. Signage for Express Oil Change is to consist of a Monument type sign (Sign "A") of seventy five (75) square feet, internally illuminated with changing messages, up nine (9) feet in height, small directional signs, and multiple building signs.
- b. Signage for the CN Use(s) is to consist of a Monument type sign (Sign "B") of seventy five (75) sf, internally illuminated with changing message, up to nine (9) feet in height, small directional signs and multiple building signs.
- c. During the development of the site there may be placed miscellaneous directional and marketing signs. These temporary signs will meet the requirements of Section 656.1306 and 656.1307 of the City of Jacksonville Zoning Code.

D. Landscaping:

Tree Protection and Landscape Buffers: The location of landscaping may vary from the strict requirements of Part 12 and be relocated to alternative placement to provide for improved site design and function. Landscaping will be designed in accordance with the regulations and provisions of Part 12, of the City of Jacksonville Zoning Code, applicable to commercial projects except as noted below:

- a. Due to the vehicle maneuverability required for Express Oil Change, the VUA shall be exempt from 656.1214(6) (2) and (2) (d). The required "Vehicular Use Area" Landscaping to what is shown on EXHIBIT "E". Other landscaping and screening will be provided per the attached Landscape Plan dated 09-08-15.
- b. All other provisions of 656 Part 12 are met with this PUD. All required trees and shrubs shall be planted on site as shown on the Landscape Plan (L-1) dated 09-08-15.

E. Recreation and Open Space:

- a. Recreation and open space is not required.

F. Utilities:

Water will be proved by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

G. Wetlands:

- a. Wetland areas are in the eastern portion of this site and are under a Conservation Easement. Wetland Impacts are not anticipated, but if wetland impacts are required, Permitting will be per Federal, State and Local requirements.

H. Retention:

- a. Stormwater will be designed in accordance with the surface water run-off requirements of the City of Jacksonville and St. Johns River Water Management District.

I. Phasing:

- a. The PUD may be completed in two (2) phases.

J. Concurrency:

- a. A Development Agreement between the City of Jacksonville and Acosta Shoppes, LLC. (CMO # 49815 &46379) has been recorded with the Clerk of Circuit Court in Duval County; i.e., Book 15412, pages 1486-1503 on November 1, 2010. A two (2) year extension was granted on September 25, 2012 by the City of Jacksonville Planning and Development Department to expire on December 3, 2015. See EXHIBIT "J".

K. Lighting:

- a. Site lighting shall be designed and installed to direct downward and reflect back toward the subject property to prevent glare or excessive light on surrounding properties. Pole fixtures shall be flush mounted with full cutoffs. Light fixtures on canopies shall be recessed so that the lens cover is flush with the bottom surface (ceiling) of the canopy. The applicant shall submit a Lighting Plan for the entire site, including fixture types and foot candle illumination, for review and approval by the City of Jacksonville Planning and Development Department as part of the "Application for Verification of the Substantial Compliance" submittal.

L. Construction Trailer:

- a. On-site construction trailers will be allowed.

VI. DEVELOPMENT PLAN APPROVAL

- A. 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 the existing and proposed uses within the Property, and showing the general layout of the overall Property.