

EXHIBIT D

1636 North Main Street PUD Amended Written Description July 19, 2016

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately .11 acres of property from CCG-S to PUD. The parcel is located on North Main Street between West 6th Street and West 7th Street.

The subject is currently owned by the St. Augustine Souvenirs Company, LLC and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designation of CGC/CCG-S. The property is currently occupied by a building approximately 3060 square feet in area. Surrounding uses include: CGC/CCG-S to the north (vacant building and bank); CGC/CCG-S to the west (vacant lot and single family home); CGC/CCG-S to the south (vacant lot, fragrance store, auto-title store); and CGC/CCG-S to the east (appliance store and bank).

The proposed PUD seeks to permit the development of a brewery which includes the sale and service of beer, wine, cider and mead for on-site consumption within the building, as well as, the sale and service of beer, wine, cider and mead for off-site consumption and distribution. A conceptual site plan of the proposed development is attached as Exhibit "E."

Project Name: 1636 North Main Street PUD

Project Developer: CLL Real Estate Holdings, Inc.

II. QUANTITATIVE DATA

Total Acreage:	.11 acres
Total number of dwelling units:	N/A
Total amount of non-residential floor area:	3,488 square feet
Total amount of recreation area:	N/A
Total amount of open space:	N/A
Total amount of public/private rights-of-way:	N/A
Total amount of land coverage of all buildings and structures:	3,488 square feet
Phase schedule of construction:	Single Phase Completion 1 year

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, 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 or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts (including rebuilt parts not installation, repair or rebuilding of parts) and accessories and similar uses.
2. Service establishments such as barber or beauty shops, shoe repair shops, restaurants, interior decorators, reducing salons or gymnasiums, self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations, dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchloroethylene and with no odor, fumes or steam detectable to normal senses from off the premises, radio and television broadcasting offices and studios, communication antennas, funeral homes, marinas, blueprinting, job printing (but not newspaper), radio and television repair shops, travel agencies, employment offices, (but not day labor pools), 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, buildings 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. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, theaters (including motion picture theaters but not open-air theaters), and similar uses (but not dance halls).
6. Art galleries, museums, community centers, music, photography, gymnastics, karate and martial arts studios, theaters for stage performances (but not motion picture theaters) dance, art, vocational, trade or business schools and similar uses.
7. A brewery which produces of up to ten thousand (10,000) barrels per year of beer, mead and cider (aggregate). Up to thirty (30) percent of total production may be distributed off-site to a licensed distributor. The brewery may include the retail or wholesale sale and service of beer, cider, mead and/or wine for on-premises

consumption and/or off-premises consumption not in conjunction with the service of food including permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. The beer, cider, mead or wine sold or served may be produced on-site or off-site.

8. Restaurant with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. The restaurant may include sale and service of beer, cider, mead and/or wine for on-premises or off-premises consumption, including permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. The beer, cider, mead or wine sold may be produced on-site or off-site, so long as the on-site production does not exceed ten thousand (10,000) barrels per year (aggregate) and up to thirty (30) percent of total production may be distributed off-site to a licensed distributor.
 9. Retail plant nurseries (including outside display but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).
 10. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 11. Veterinarians meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 12. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
 13. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 14. Churches, including a rectory or similar use.
 15. Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- B. Permitted Accessory Uses and Structures:** In addition to the requirements of Section 656.403, the following are also permitted accessory uses and structures:
1. Pay phones meeting the Springfield supplemental standards and development criteria set forth in Section 656.369.1.

2. Satellite dishes meeting the Springfield supplemental standards and development criteria set forth in Section 656.369.1.
3. Vending machines meeting the Springfield supplemental standards and development criteria set forth in Section 656.369.1.
4. Uses and structures of a nature customarily incidental and clearly subordinate to the permitted uses set forth above shall be permitted.

C. Permissible Uses by Exception:

1. New multiple-family structures.
2. Live-work lofts meeting the criteria set forth in Section 656.369.
3. Crematories.
4. Service stations, service garages for minor repairs and car washer.
5. Recycling collection points meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
6. Private clubs.
7. Billiard parlors.

IV. STATEMENTS

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

The PUD differs from the usual application of the Zoning Code, in that it allows for additional use of a brewery on the site along with the sale and service of beer, wine, mead, and/or cider for on-site/off-site consumption, but otherwise differs from the usual application of the Zoning Code in that the uses allowed by right are limited and a site plan is required. The PUD differs from the usual application of the Zoning Code, in that no parking is required under the Zoning Code whereas the PUD requires two (2) parking spaces for employees in the rear of the property.

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 areas will be maintained by the owner.

C. Relaxation of Minimum Distance Requirements Pursuant to Section 656.133(a), Ordinance Code.

Numerous buildings and streets block the view of the building subject to the PUD from churches in the area. The Wells Fargo Bank to the southeast blocks the view of the building from the Mattie V. Rutherford School. The Shanty Town Pub is closer to the Mattie V. Rutherford School than the proposed location. Attached is a survey showing the distance to area churches and the Mattie V. Rutherford School.

V. DESIGN GUIDELINES

A. Lot Requirements

1. *Minimum lot requirements (width and area):* None.
2. *Maximum lot coverage by all buildings:* None.
3. *Minimum yard requirements.*
 - a. Front Setback: None, maximum ten (10) feet.
 - b. Side setback: None.
 - c. Rear setback: ten (10) feet.
4. *Maximum height of structures.*
 - a. Principle structures: forty-five (45) feet.
 - b. Accessory structures shall be no higher than principle structures.
5. *Building width:* Building width must exceed seventy (70) percent of lot width.

B. Ingress, Egress and Circulation:

1. *Number of off-street parking spaces required:* No minimum parking is required, except that two (2) parking spaces shall be maintained in the rear of the property. The number of parking spaces provided shall not exceed the minimum number of parking spaces required under Part 6 of the Zoning Code.
2. *Vehicular Access.* Vehicular access to the property by patrons shall be by way of North Main Street. Employee and vendor access shall be by way of the platted public alley in the rear of the property.
3. *Pedestrian Access.* Pedestrian access shall be by way of North Main Street.

C. Signs.

1. Wall signs not to exceed ten (10) of the square footage of the frontage of the building abutting a public right-of-way are permitted.
2. Banner signs are permitted.
3. Directional signs are permitted.

D. Landscaping.

No landscaping shall be required as long as the existing building is in place as the property is currently covered with the building or impervious surfaces. If the property is redeveloped and the existing building is replaced with a new building, the Property shall be developed in accordance with landscaping standards found in the Springfield Zoning Overlay and Historic District.

E. Utilities:

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

F. Recreation and Open Space:

N/A.

G. Wetlands:

There are no wetlands on the property.

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

- A. 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.
- B. The proposed PUD is more efficient than would be possible through strict application

of the Zoning Code.

- C. The proposed PUD is compatible with surrounding land uses and will improve the characteristics of the surrounding area.
- D. The proposed PUD is consistent with Policy 3.2.1 which provides that the City shall promote through land development regulations infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.
- E. The proposed PUD is consistent with Objective 1.4 which requires the City to encourage property owners to maintain and improve buildings, grounds and revitalization of established neighborhoods.
- F. The proposed PUD is consistent with Objective 1.5 which requires the City to encourage the preservation of buildings in historic districts by removing obstacles to the rehabilitation of qualified historic buildings and urging their continued use of adaptive reuse.
- G. The proposed PUD is consistent with Policy 1.5.2 which requires the City to pursue alternatives that will lead to the preservation, as opposed to the destruction, of landmarks, landmark sites and buildings located in designated historic districts.
- H. The proposed PUD is consistent with Objective 2.2 which requires the City to continue to maintain and implement an urban revitalization strategy for the City's blighted areas, and those threatened by blight, which will address maintenance, improvement or replacement of existing structures, permit the transition of run-down or grossly under-utilized commercial properties to alternate uses and support the re-emergence of diverse urban neighborhoods.
- I. The proposed PUD is consistent with Policy 2.2.8 which provides for the promotion and sustaining the viability of existing and emerging commercial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping and leisure opportunities to support the City's residential areas.
- J. The proposed PUD is consistent with Policy 3.2.10 which requires the City to encourage redevelopment and revitalization of rundown strip commercial areas.