

EXHIBIT D

Written Description
Main Street North PUD
August 15, 2016

I. PROJECT DESCRIPTION

SAMC REO 2016-01, LLC (the "Applicant") proposes to rezone approximately 11.64 +/- acres, or 507,015 sq. ft., of property located at the northeastern quadrant of Main Street North/US 17 and Castleberry Road from Planned Unit Development ("PUD") to PUD. The property is more particularly described by the legal description attached hereto as Exhibit "1" (the "Property"). The proposed use for this site is for Synergy Rents, a small to medium equipment rental company, to allow contractors to rent or lease equipment and supplies such as, but may not to be limited to: backhoes, boom lifts, construction equipment and tools.

As described below, the PUD zoning district is being sought to provide for an efficient use of the Property while addressing and outlining the differences of the previously approved PUD (Ord. 2008-138-E). To rezone the current PUD in place, this proposed PUD will amend the previously approved PUD in three ways: one, the seven (7) subject parcels are included in the PUD, as depicted on the site plan entitled "Total Parcel" ("**Exhibit E**"); two, the proposed development of this PUD, as depicted on the site plan entitled "Proposed Parcel" ("**Exhibit E**"), is a smaller portion (5.5441 +/- acres/241,500 sq. ft.) of the greater collection of the seven (7) parcels; and three, the site plan is designed for its user who will take ownership of the seven (7) parcels. The previously approved PUD had no site plan, other than a minimal bubble plan, as depicted on the recreated site plan entitled "Previously Approved". This bubble plan, which referenced "Parcel A" and "Parcel B", lead to the Planning and Development Department including an extensive list of landscaping and architectural design requirements per the Zoning Code for future guidance of a potential site plan that may be submitted in the future as a safeguard for full consideration of all things since the previously approved plan had no detail.

As this proposed PUD includes all seven (7) parcels and proposes a development for a portion of the larger collection of parcels, the Property is no longer referenced as either "Parcel A" or "Parcel B" as depicted in the previously approved site plan. There are two site plans ("**Exhibit E**") that are the subject of this proposed PUD: Total Parcel/Master PUD Site Plan, which reflects all seven (7) parcels; and Proposed Parcel/Site Plan, which depicts the proposed development on a portion of the parcels.

Total Parcel/Master PUD Site Plan:

- Gross Acreage – 11.64 +/-
- Gross Square Footage – 507,015
- Northern Boundary – Polk Road
- Southern Boundary – Castleberry Road
- Western Boundary – US Highway 17/Main Street North
- Eastern Boundary – Gossett Street
- Site Conditions – One existing 10,000 square foot vacant structure

Proposed Parcel/Site Plan:

- Net Acreage – 5.5441 +/-
- Net Square Footage – 241,500
- Northern Boundary – Adjacent property within the PUD
- Southern Boundary – Castleberry Road
- Western Boundary – US Highway 17/Main Street North
- Eastern Boundary – Gossett Street

Site Conditions – Rehabilitated existing structure 10,000 square feet one story metal commercial building
Non-enclosed Wash Bay – 1,200 square feet
Service Garage – 3 bays and 2,500 square feet of office
Parking Required – 2 spaces plus 4 spaces per bay
Office Parking – 3 spaces per 1,000 square feet
Service Garage – 3 x 4 = 12 + 2 = 14 spaces
Office – 2,500 square feet = 8 spaces
Total Parking Spaces Required – 22 spaces
Total Parking Provided – 21 spaces and 1 HC space
Outdoor Display Area – 181,340 square feet

This PUD has complied with the Zoning Code regulations, therefore, the extensive list of landscaping and architectural design requirements outlined for the previously approved PUD's "Parcel A and B" are not necessary for inclusion in this proposed PUD. Again, those were included as a safeguard for future development since the previously approved PUD and its bubble plan had no user in mind.

NOTE: As the previously approved PUD's site plan was lacking in any detail nor was drawn to scale, we have provided a "to-scale" site plan (see "**Exhibit E-Previously Approved Site Plan**") depicting the bubble plan that was approved in Ordinance 2008-138-E. The purpose for this is to allow for the reviewers to compare both the previously approved site plan and the proposed site plan to depict the actual parameters of the site with regards to the location of the existing building being reused and the existing access on Main Street North, which will be relocated to the north approximately 125 feet.

Concurrent legislation was approved along with Ordinance 2008-138-E to close portions of two public right-of-ways for future commercial development. Ordinance 2008-196-E closed and abandoned, and/or disclaimed, portions of Heavenly Angel Lane and Benton Street, a right-of-way created by Plat of Duval County, as recorded in Plat Book 6, Page 9, of the current public records of Duval County, Florida.

The PUD will be developed consistent with the applicable land use categories of the 2030 Comprehensive Plan and in accordance with this Zoning Code land development regulations. The Property is within the Urban Area and outer edge of the Suburban Area of the 2030 Comprehensive Plan.

[How does the proposed PUD differ from the usual application of the Zoning Code?](#)

This proposed Main Street North PUD differs from the usual, or conventional, application of the Zoning Code in two ways: one, this proposed PUD is amending the current PUD (Ord. 2008-138-E); and two, this proposed PUD consists of seven (7) parcels for which some are entirely included in the proposed development and a portion of others are included in the proposed development. The total property consists of 11.64 +/- acres while the proposed development consumes only 5.5441 +/- acres of the total property. This leaves the balance 6.096 +/- acres undeveloped and available for future use. The site planning efforts equally had to take both of these reasons into account in amending the current PUD in place, as well as, explaining the new proposed development and how it differed from the current PUD, which was quite vague in its depiction of future use. This is why there are four (4) exhibits under the site plan cover page: Previously Approved Site Plan, Total Parcel-Master PUD Site Plan, Proposed Parcel Site Plan, and Building Layout Main Street North PUD.

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.

The subject property is serviced by JEA with water, sewer and electricity. The stormwater treatment pond that is on-site will be treated and managed by the property owner and/or users and future users. There are no private roads to be maintained, only City and State Roads connect to the subject property. NOTE: Concurrent legislation was approved along with Ordinance 2008-138-E to close portions of two public right-of-ways for future commercial development. Ordinance 2008-196-E closed and abandoned, and/or disclaimed, portions of Heavenly Angel Lane and Benton Street, a right-of-way created by Plat of Duval County, as recorded in Plat Book 6, Page 9, of the current public records of Duval County, Florida.

Phase schedule of construction (include initiation dates and completion dates):

Expected start date is November 2016 and completion date should be June 2017.

II. SITE DESCRIPTION

A Portion of Parcel RE#s: 107849-0000, 107845-0000, 107846-0010, 107847-0000, 107839-0000, and 107841-0010
Current Land Use Designation: CGC
Current Zoning District: PUD (Ord. 2008-138-E)
Proposed Zoning District: PUD

III. SURROUNDING LAND USE CATEGORIES, ZONING AND EXISTING USES

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
North	CGC	PUD	Ram Jack Foundation Repair
South	CGC/LDR	PUD	Vacant/Mobile Home
East	CGC	PUD/RR-Acre	Vacant
West	CGC/LI/LDR	CCG-2/IL/RLD-60	Main Street-US 17 ROW

IV. USES AND RESRTRICIONS

A. Permitted Uses and structures

This section of the Written Description addresses the items required in Section 656.34(c)(2)(ii) of the Zoning Code: Permitted Uses and Structures, Permitted Accessory Uses and Structures, Minimum Lot Requirements (width/density/area), Maximum Lot Coverage by all Buildings and Structures, Minimum and/or Maximum Yard Requirements, and Maximum Height of Structures.

The Property is located in the Community-General Commercial (CGC) land use category of the City of Jacksonville's 2030 Comprehensive Plan and in the Urban Area and Suburban Area.

1. *Permitted Uses and Structures:*

- a. Commercial Retail Sales and Service Establishments (including uses with drive-thru windows).

- b. Retail sales and/or rental of new or used automobiles, trucks, equipment and pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards, or scrap processing yards), dairy supplies, feed, fertilizer, plant nurseries, and similar products.
 - c. Service stations, car wash, minor and major automotive repair, car, truck, or equipment rental, restaurants, laundromat or dry cleaners, veterinarians (but not exterior animal boarding or kennels) meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
 - d. Commercial, recreational and entertainment facilities such as bowling alleys, swimming pools, movie theaters, theaters, indoor skating rinks, athletic complexes, indoor facilities operated by a licensed pari-mutuel permit holder, and similar uses.
 - e. Fruit, vegetable, poultry or fish markets.
 - f. All types of professional and business offices.
 - g. An establishment or facility which includes the retail sale and service of alcoholic beverages including beer or wine for off-premises consumption and 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.
 - h. Hotels and motels.
 - i. Hospital, nursing homes, assisted living facilities, housing for the elderly or orphans and similar uses.
 - j. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
 - k. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
 - l. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
 - m. Private clubs.
 - n. Churches, including a rectory or similar uses.
 - o. Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.
 - p. Banks, including drive-thru tellers, saving and loan institutions, and similar uses.
 - q. Cellular telephone towers pursuant to Chapter 656, Part 15, Zoning Code.
 - r. Multi-family dwellings. Shall not be a sole use and shall not exceed 80% of the total development.
 - s. Convenience stores, with petroleum, electric, or natural gas sales.
 - t. Express or parcel delivery offices, but not trucking distribution centers.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.
3. *Permissible uses by exception.*
- a. Residential treatment facilities or emergency shelter.
 - b. Rescue missions.
 - c. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
 - d. Day labor pools
 - e. Group care homes.

B. Restrictions and Uses

1. Dumpsters 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. Modifications are subject to Section 656.341 (f) of the Zoning Code.
3. Encroachments by sidewalks, parking, signage, utility structures, fences, street/par furniture, and other similar shall be permitted within the minimum building setbacks.
4. Outside storage shall be enclosed by a minimum six foot high, 95% opaque fence. No storage or display shall be allowed outside the six foot high, 95% opaque fence.

V. DESIGN GUIDELINES

A. Lot Requirements

1. *Minimum lot requirements (width and area):*
 - a. None
2. *Maximum lot coverage by all buildings and structures:*
 - a. None.
3. *Minimum yard requirements:*
 - a. Front – none
 - b. Rear - None
 - c. Side - None
4. *Maximum height of structures:*
 - a. Sixty (60) feet; provided, however, height may be unlimited where the building is setback on all sides not less than one horizontal foot for each six vertical feet in excess of sixty feet.
5. Maximum lot coverage:
 - a. None

B. Ingress, Egress and Circulation

1. Parking requirements. The parking requirements for this development shall be consistent with the requirements of Part and Part 12 of the Zoning Code.

One-story commercial metal building: 10,000 sf
Non-enclosed Wash Bay – 1,200 square feet

Service garage: 3 work bays
Parking required: 2 spaces + 4 spaces/work bay
Spaces provided: 14 spaces

Office: 2,500 sf
Parking required: 3 spaces/1,000 sf
Spaces provided: 8 spaces

Total spaces required: 22 spaces
Total spaces provided: 21 spaces + 1 HC space

2. Vehicular Access. There are two vehicular accesses to the Property:
 - a. The first vehicular access to the Property shall be by way of Main Street North, substantially as shown in the Site Plan.
 - b. The second vehicular access to the Property shall be by way of Castleberry Road, approximately 250 linear feet to the east of the intersection of Main Street North and Castleberry Road, substantially shown in the Site Plan.
 - c. The construction rental and lease equipment and tools will be displayed on the open surface display area lot comprised of 181,340 square feet.
3. Pedestrian Access. There are no sidewalks along Main Street North/US 17. Pedestrian access shall be provided in accordance with the Zoning Code land development requirements.

C. Signs

1. One (1) double-sided on-site entrance freestanding identification sign fronting Main Street North not to exceed two hundred (200) square feet in area and thirty (30) feet in height. Such freestanding signs shall be of a monument style or as otherwise approved by the Planning and Development Department, and shall have architectural elements and design consistent with the building it is associated.
2. Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
3. One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
4. Directional signs shall not exceed four (4) feet.
5. Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are permitted. Temporary sign(s) of a maximum of twelve (12) feet in area and twelve (12) feet in height are also permitted. Directional signs in compliance with Part 13 of the Zoning Code are permitted within the PUD.

D. Landscaping

Landscaping and tree protection shall be provided in accordance with the City’s Ordinance Code. Landscaping shall be installed on the right of way side of any fence.

E. Recreation and Open Space. This is a non-residential development, therefore, having no required recreation and open space.

F. Utilities. Water, electric and sanitary sewer will be provided by JEA.

G. Wetlands. Wetland will be permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

The development being proposed for this Property is reflected in the Site Plan, **Exhibit “E”**.

LAND USE TABLE

Total Gross Acreage:	11.64 +/- acres (507,015 square feet)	100%
Amount of each different land use by acreage:		
Single Family	0.00 acres	0%
Total Number of Units	0 d.u.	0%
Multiple Family	0.00 acres	0%
Commercial	11.64 +/- acres	85%
Industrial	0.00 acres	0%
Other land uses	0.00 acres	0%
Total amount of non-residential floor area	11,200 sf	2.2%
Active recreation and/or open space	0.00	0%
Passive open space, wetlands, ponds	2.91 acres/126,759+/- sf	15%
Public and private right-of-way	0.00 acres	0%
Maximum coverage of buildings and structures	11,200 sf	2.2%

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT PER THE 2030 COMPREHENSIVE PLAN

The proposed project is consistent with the general purpose and intent, as well as, its Goals, Objectives and Policies of the City of Jacksonville’s 2030 Comprehensive Plan and Land Use Regulations. The following Goals, Objectives and Policies support the proposed PUD:

FUTURE LAND USE ELEMENT

1.1.11 Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element Revised May 2014 5 Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development

(TOD), as described in this element.

1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

1.1.20 Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the 2030 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.

1.2.4 Through implementation of a Concurrency Management System that addresses schools, potable water, sanitary sewer, solid waste, drainage, and parks and recreation, and the Mobility Plan which addresses roadways, limit urban scale development to the Central Business District, Urban Priority Area, Urban Area, and Suburban Area as identified in the 2030 Comprehensive Plan, in order to minimize the cost of public facilities and service delivery, and to conserve open space.

1.2.8 Ensure that projected growth in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area will be provided with sufficient system capacity to obtain centralized wastewater and potable water, through implementation of the Capital Improvements Element, which shall be updated annually and shall be coordinated with the growth projections for the City.

3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

LOCATIONAL CRITERIA PER THE FLUM CATEGORY BOUNDARIES

3. Urban Area (UA): The UA is the second tier Development Area and generally corresponds with the densely developed portions of the City that have been in residential or employment generating uses prior to consolidation. It also includes major corridors which connect the other Development Areas. Similar to the UPA, the intent of the UA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development, but at moderate urban densities which are transit friendly. Also similar to the UPA, the UA is intended to support multi modal transportation and the reduction of per capita greenhouse gas emissions and vehicle miles traveled. Development is encouraged to employ urban development characteristics as

further described in each land use plan category.

4. Suburban Area (SA): The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as further described in each land use plan category.

CAPITAL IMPROVEMENTS ELEMENT

1.3.3 Decisions regarding the issuance of development orders and permits shall be based upon coordination of the development requirements set forth in the 2030 Comprehensive Plan, including, but not limited to, the Land Development Regulations City of Jacksonville 2030 Comprehensive Plan Capital Improvements Element Revised May 2014 16 and the availability of public facilities needed to support development concurrent with the impact of that development in a manner consistent with the requirements of the Florida Statutes or Florida Administrative Code, excluding references to transportation or roadway level of service and concurrency.

INFRASTRUCTURE ELEMENT DRAINAGE SUBELEMENT A

Policies 1.6.1 The Public Works Department shall require that proposed development drainage facilities are adequate in capacity to serve the proposed development along with any contributing off-site drainage.

TRANSPORTATION ELEMENT

2.3.4 New development sites shall be required, wherever possible, to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.

PUD JUSTIFICATION SUMMARY

The proposed project will be beneficial to the surrounding neighborhood and community. The proposed PUD is consistent with the zoning and uses in the area that front Main Street North, which is currently zoned CCG-2. The PUD provides for an innovative plan of development for an area where there are many existing structures that are vacant and rundown. This PUD meets the following land use and zoning initiatives:

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with the surrounding land uses and will improve the characteristics of the surrounding area;
- C. Reuse of an abandoned, vacant structure and brownfield site;
- D. Is consistent with the CGC Urban Area and Suburban Area and is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing

infrastructure.

- E. Is consistent with abutting a roadway classified as an arterial or higher on the Functional Highway Classification Map; and is located in an area with an existing mix of non-residential uses. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses.
- F. Will promote the purpose of the City of Jacksonville's 2030 Comprehensive Plan.

VIII. PUD REVIEW CRITERIA

- A. **Consistency with the Comprehensive Plan:** As described above, the use proposed herein is consistent with the CGC land use category.
- B. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System applicable to the PUD site.
- C. **Allocation of Residential Land Use:** There is no residential use being proposed.
- D. **Internal Compatibility:** The PUD provides for integrated design and compatible uses within the PUD.
- E. **External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.
- F. **Maintenance of Common Areas and Infrastructure:** All common areas will be maintained by the owner.
- G. **Usable Open spaces, Plazas, Recreation Areas:** The PUD is not required to provide an active or passive open space; however, it does provide for 24,900 sf of passive grass area between the proposed structure and its stormwater pond.
- H. **Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.
- I. **Listed Species Regulations:** There are no species present on the Property.
- J. **Off-Street Parking Including Loading and Unloading Areas:** The proposed PUD provides the required off-street parking.
- K. **Sidewalks, Trails, and Bikeways:** The PUD proposes only non-residential uses. There are no sidewalks along Main Street North/US 17. Pedestrian access shall be provided in accordance with the Zoning Code land development requirements.