

EXHIBIT D

Written Description

Pecan Park SW Quadrant/RV Park Expansion PUD

January 12, 2017

I. SUMMARY DESCRIPTION OF THE PLAN

- A.** Number of Acres: 68.68± acres
- B.** Project Architect/Planner: Atwell, LLC
- C.** Project Engineer: Atwell, LLC
- D.** Project Developer: Sun Pecan Park RV, LLC.
- E.** Current Land Use Category: CGC and LI
- F.** Current Zoning District: PUD 2000-641-E, PUD 2009-538-E, CCG-2 and IL
- G.** Requested Land Use Category: No Change
- H.** Requested Zoning District: PUD
- I.** Real Estate Numbers: 108144 0015 and portion of 108144 0005

This application proposes to rezone approximately 68.68± acres of property at the southwest quadrant of Pecan Park Road and Interstate 95 from Planned Unit Development (PUD), Commercial Community/General-2 (CCG-2) and Industrial Light (IL) to PUD. The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”).

The Property is currently being used as the Pecan Park Recreation Vehicle Resort (RV Park) and is referred to herein as Parcel 1. The southeastern portion of the Property is currently mostly undeveloped and is referred to herein as Parcel 2. The existing RV Park property was rezoned to PUD by Ordinances 2000-641-E and 2009-538-E. The purpose of this PUD rezoning as described herein is to accommodate the expansion of the RV Park.

The expansion lands incorporated into this zoning request are located east of the existing PUDs which has a Community/General Commercial (CGC) land use category and is zoned for CCG-2 uses; and, to the south which has a Light Industrial (LI) land use category and is zoned for IL uses. The CCG-2 portion of the expansion lands will be incorporated into Parcel 1 as referred herein and the IL portion of the expansion lands will be incorporated into Parcel 2 as referred herein. The Applicant seeks to maintain the uses permitted under the previously approved PUDs.

As shown on the Site Plan, attached hereto as **Exhibit “E”**, the PUD designates two (2) parcels within the Property referred to as Parcels 1 and 2. These parcel designations are solely for the purpose of defining the uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. Parcel size and configuration may be modified as an administrative modification to the PUD subject to the review and approval of the Planning and Development Department.

Under this PUD, Parcel 1 would continue to permit the existing RV Park uses and accommodate a linear expansion of RV Park uses along the east Property boundary adjacent to the existing Flea Market parcel. Parcel 2 would accommodate the expansion of the RV Park uses and would also permit Industrial uses, plus additional Commercial uses, as permitted by the LI land use category. The PUD sets development and design standards to ensure: the compatibility of the proposed uses with other existing or proposed uses in the vicinity and aesthetic issues such as building setbacks and separations, signage, and landscaping.

Parcel 1

Parcel 1 encompasses approximately 29.30 acres of the Property with frontage on Pecan Park Road. Parcel 1 is currently subject to PUD zoning which permits a recreational vehicle park. This PUD permits the existing RV Park plus additional Commercial uses. Primary access to Parcel 1 is from Pecan Park Road.

Parcel 2

Parcel 2 encompasses approximately 39.38 acres and is located in the southeastern portion of the Property. Parcel 2 is currently zoned PUD and IL. This PUD permits the expansion of RV Park uses within Parcel 2, as well as Commercial and Industrial uses as identified herein. Parcel 2 accesses Pecan Park Road through Parcel 1.

II. QUANTITATIVE DATA

See PUD Acreage Table attached hereto as Exhibit "F" for quantitative data regarding the PUD.

III. USES AND RESTRICTIONS

A. Description of Uses: Parcel 1 and Parcel 2 - Commercial Uses

- (a) *Permitted uses and structures.*
- (1) Commercial Retail Sales and Service Establishments.
 - (2) Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops, automotive vehicle parts, heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
 - (3) Service stations, car wash, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, animal hospitals, veterinary clinics, and dog parks, animal boarding kennels, 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
 - (4) Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, and similar uses.
 - (5) Fruit, vegetable, poultry or fish markets.
 - (6) All types of professional and business offices.
 - (7) All establishment or facility which includes the retail sale and service of all alcoholic

beverages including liquor, 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.

- (8) Small scale operations including wholesaling, warehousing, storage, distributorship business.
 - (9) Hotels and motels.
 - (10) Day care centers and care centers.
 - (11) Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
 - (12) Boatyards.
 - (13) Light manufacturing, processing, packaging or fabricating.
 - (14) Off-street commercial parking lots.
 - (15) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
 - (16) Recycling collection points.
 - (17) Essential services, including water, sewer, gas, telephone, radio, television and electric.
 - (18) Private clubs.
 - (19) Churches, including a rectory or similar use.
 - (20) Personal property storage establishments.
 - (21) Vocational, trade and business schools.
 - (22) Banks, including drive-thru tellers.
 - (23) Recreational vehicle park, including recreational park trailers such as Park Model recreational vehicles, or trailered manufactured vacation rentals and accessory uses.
 - (24) Truckstops, pari-mutual betting and race tracks, subject to review and approval of the Planning and Development Department at Verification of Substantial Compliance with the PUD with respect to the "Design Guidelines and Best Practices Handbook", the "North Jacksonville Shared Vision and Master Plan Common Best Practices" and the locational criteria of the Future Land Use Element.
 - (25) Silvicultural operations.
- (b) *Permitted accessory uses.* See Section 656.403 of the Zoning Code.
- (c) *Permissible uses by exception.*
- (1) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
 - (2) Building trades contractors with outside storage yards.
 - (3) Automobile storage yards.
 - (4) Bus, semi-tractor or truck parking and/or storage.
 - (5) Schools.

B. Description of Uses: Parcel 2-Industrial Uses.

(a) *Permitted uses and structures.*

- (1) Wholesaling, warehousing, storage or distribution establishments and similar uses.
- (2) Light manufacturing, processing, packaging or fabricating.
- (3) Printing, lithography, publishing or similar establishments.
- (4) Service establishments catering to commerce and industry, including linen supply, laundry and dry cleaning plants, freight movers, communications services, business machine services, restaurants, hiring and union halls, employment agencies, sign companies, automobile service stations, major repair garages, truck stops and similar uses.
- (5) Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, express offices and terminal facilities and telephone exchanges, repair or installation facilities and similar uses.
- (6) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
- (7) Scrap processing.
- (8) Bulk storage yards, including bulk storage of flammable liquids and acids.
- (9) Building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery
- (10) Outdoor storage yards and lots including auto storage yards.
- (11) Recycling facilities.
- (12) Retail sales of heavy machinery, farm equipment and building materials.
- (13) Silvicultural Operations.

(b) *Permitted accessory uses.*

- (1) See Section 656.403 of the Zoning Code.
- (2) Residential facilities located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.

(c) *Permissible uses by exception.*

- (1) An industrial or commercial use which is not otherwise permitted or permissible in this Zoning Code, except the following:
 - (i) Acid, chemical, fertilizer or insecticide manufacture or storage.
 - (ii) Paper and pulp manufacture.
 - (iii) Stockyards or feeding pens and livestock auctions.
- (2) Retail sales and service of alcoholic beverages for either off-premises consumption or on-premises consumption or both.
- (3) Concrete batch mixing plants.
- (4) Yard waste composting facility including the mulching process.

- (5) Automobile wrecking yards.

IV. DESIGN GUIDELINES

A. Lot Requirements for Commercial Uses:

- (1) Minimum lot requirements (width and area): None.
- (2) Maximum lot coverage by all buildings: None.
- (3) Minimum front yard: None.
- (4) Minimum side yard: None.
- (5) Minimum rear yard: 10 feet.
- (6) Maximum height of structures: Sixty (60) feet; provided however, JAA must provide written approval for height in excess of fifty (50) feet per Subsection Q below.

B. Lot Requirements for Industrial Uses:

- (1) Minimum lot requirements (width and area): None.
- (2) Maximum lot coverage by all building: None.
- (3) Minimum yard requirements: None.
- (4) Maximum height of structures: None; provided however, JAA must provide written approval for height in excess of fifty (50) feet per Subsection Q below.

C. Ingress, Egress and Circulation:

- (1) *Parking Requirements:* The parking requirements this development shall be consistent with the requirements of Part 6 of the Zoning Code. A modification from the requirements of Part 6 of the Zoning Code (Off-street Parking and Loading Regulations) may be permitted within the PUD as an administrative modification to the PUD subject to the review of the Planning and Development Department. Grounds for such modifications include the sharing of parking among uses with parking demands at different times.
- (2) *Vehicular Access:* Vehicular access to the Property shall be via Pecan Park Road, as shown on the Site Plan attached as Exhibit "E." The final location of all access points is subject to the review and approval of the City's Traffic Engineer. If individual commercial or industrial uses are subdivided, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property.
- (3) *Pedestrian Access:* Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

D. Signs:

(1) Commercial Uses: Identity Elevated Signs.

A maximum of two (2) identity elevated signs will be permitted for Commercial uses in Parcel 1 at entrance of the Property fronting Pecan Park Road and Parcel 2 along the frontage with Interstate 95. The entrance identity elevated sign will not exceed thirty (30) feet in height and two hundred (200) square feet (each side) in area. One (1) identity elevated sign will also be permitted for Commercial uses on the Property fronting Interstate-95. This elevated sign will not exceed fifty (50) feet in height and three hundred (300) square feet (each side) in area. Signs will be located no less than two (200) hundred feet apart. The signs may be two sided and externally or internally illuminated. The signs shall be oriented to Pecan Park Road, or I-95, respectively, identifying the building (tenant) as a whole and/or its predominant use. Multiple tenants and/or uses may be identified on these signs without regard to property ownership boundaries that may exist among the individual uses.

As part of verification of substantial compliance with this PUD, prior to commencement of Commercial use which proposes an elevated sign, the applicant shall submit to the Planning and Development Department for its review and approval a plan showing the location, height, size, and design of the sign and the locations of any existing elevated signs within two hundred (200) feet of the parcel.

(2) Commercial Uses: Identity Monument Signs.

Up to seven (7) outparcel signs shall be allowed that shall not exceed fifteen (15) feet in height and one hundred (100) square feet in sign area for each side. Each such use will be permitted one (1) externally or internally illuminated identity monument sign with two sides. These signs will be oriented to the street on which the lot has frontage, identifying the building (tenant) as a whole and/or its predominant use. Multiple tenants and/or uses may be identified on these signs without regard to property ownership boundaries that may exist among the individual uses.

(3) Industrial Uses.

Industrial uses may share Identity Elevated signs or Identity Monument signs with the Commercial uses as provided by Paragraphs 1 and 2, above.

(4) Miscellaneous.

- a. Wall signs are also permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building abutting a public right-of-way or approved private street. Wall signs shall be similar in size and appearance, using similar materials and shapes.
- b. One (1) under the canopy sign per occupancy not exceeding a maximum of eight (8) square feet in area per sign 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.
- c. Directional signs, real estate signs and construction signs are permitted in accordance with the regulations set forth in Part 13 of the Zoning Code.
- d. Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary to the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

E. Landscaping:

Landscaping will be in accordance with the requirements set forth in Part 12 of the Zoning Code. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation. If Industrial uses are developed on Parcel 2, then an uncomplimentary buffer, consistent with Section 656.1216 of the Zoning Code, will be provided along the northwestern boundary of Parcel 2 which abuts Parcel 1 and/or the commercial property to the north of Parcel 2.

F. Recreation and Open Space:

This PUD does not propose residential development, therefore the recreation and open space standards in the Zoning Code do not apply to this PUD.

G. Sidewalks, Trails and Bikeways:

Sidewalks shall be provided as required in the *2030 Comprehensive Plan* as of the effective date of this PUD.

H. Utilities:

Electric, water and sewer services are available to the site and will be provided for by the JEA.

I. Wetlands:

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

J. Temporary Uses:

Temporary office(s) and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site if necessary.

K. Stormwater Retention:

Stormwater retention/detention system shall be constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

L. Maintenance of Common Area and Infrastructure:

All common areas, including private internal roadways, recreation and the stormwater management system will be maintained by the owner or an owners' association. A master irrigation system and basic lawn/landscaping maintenance will also be provided and maintained by the owners' association.

M. Conceptual Site Plan:

The plans and other visual illustrations in this PUD application are conceptual. The PUD Site Plan, as submitted, reflects the best current thinking and planning for the site. It is possible, however, that revisions to the PUD Site Plan, including but not limited to access points and internal circulation, may be required as the proposed development proceeds through final engineering and site plan

review. Therefore, the PUD Site Plan is labeled as conceptual, recognizing that future changes will be subject to further review and approval by the Planning and Development Department.

N. Modifications:

Amendment to this approved PUD may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by this PUD or by Section 656.341 of the Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be allowed by administrative modification or minor modification.

PUD amendments, including administrative deviations, administrative or minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD. Such PUD amendments may be sought by the owner of the parcel which is the subject of the amendment and without the consent of other PUD owners.

O. Silviculture:

Silvicultural operations are permitted. If silvicultural operations are undertaken, that use may continue within each parcel to preserve the greenbelt tax assessment until development in that particular parcel commences.

P. Lighting:

Perimeter and on-site lighting shall conform to Section 1.7 of the Jacksonville Design Guidelines and Best Practices Handbook, provided that the pole height under Section 17.13 is limited to 45 feet, and Section 17.114 shall not apply.

Q. Civilian Height and Hazard Limitation Zone:

A portion of the PUD is partially located in the 50-foot civilian height and hazard limitation zone for the Jacksonville International Airport and is situated directly in the flight path of Runway 7-25. The applicant shall obtain written approval from Jacksonville Airport Authority (JAA) for height in excess of 50 feet. Pursuant to FAA circular AC 150/5200-33B, Hazardous Wildlife Attractants on or near Airports, the JAA shall be consulted for construction of storm water ponds or other wildlife attractants within 10,000 feet of an active runway.

V. 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 the existing and proposed uses within the Property and showing the general layout of the overall Property.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville *2030 Comprehensive Plan* and the Zoning Code. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code.
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area.
- C. Will promote the purposes of the City of Jacksonville *2030 Comprehensive Plan*.

VII. PUD REVIEW CRITERIA:

- 1. **Consistency with Comprehensive Plan:** The Property is located within the CGC and LI land use category according to the Future Land Use Map of the Comprehensive Plan and is zoned PUD, CCG-2 and IL. The CGC and LI categories permits all uses provided for within this PUD, including retail, business offices, professional offices, hotels and motels, service establishments, restaurants, warehousing, storage, and distribution and other similar commercial and industrial uses consistent with the permitted uses in the PUD.
- 2. **Consistency with the Concurrency and Mobility Management System:** Development of the PUD will comply with City concurrency and mobility requirements.
- 3. **Efficiency over Strict Application of the Zoning Code.** The PUD will be more efficient than the existing zoning districts approvals. It will allow the current owner of the Property to meet market demand by providing a common scheme of development and appropriate development intensity for the Property and take advantage of the Property’s frontage on Interstate 295.
- 4. **Allocation of Residential Land Use:** The development does not propose residential uses and thus the allocations set forth in the Comprehensive Plan are not applicable.
- 5. **Internal Compatibility:** The site plan attached as Exhibit “E” addresses access and circulation within the site. Access to the site is available from Pecan Park Road. Internal access may be provided by an approved private road. Final engineering plans will be subject to review and approval of the City Traffic Engineer.
- 6. **External Compatibility/Intensity of Development:** The surrounding property uses include commercial to the east (Pecan Park Flea Market), vacant commercial and industrial land to the north, vacant industrial land to the south and vacant land owned by Jacksonville Aviation Authority. As such, the proposed use is compatible in both intensity and density with these surrounding developments and zoning districts and is consistent and comparable to the planned and permitted developments in the surrounding area.