

Exhibit D

SECOND AMENDED WRITTEN DESCRIPTION

Revised Monument & McCormick PUD

May 2, 2017

I. PROJECT DESCRIPTION

The site is currently designated RPI in the Future Land Use Maps and is currently controlled by Ordinance 2009-750-E. 2009-750-E allows for up to 42,700 square feet of retail use and a total square footage of 82,240 square feet. Additionally, this site contains approximately 7 acres of conservation lands. The revised PUD shall allow no more than 64,000 square feet of development, of which no more than 32,000 square feet (50%) shall be retail, to comply with the 50% limitations for retail in the RPI land use category.

The site shall allow for six (6) buildings described as Lots A through F on the site plan attached hereto. Lot E is an existing office building (non-retail) of 9,600 square feet. Lot A shall be developed with a gas facility with convenience store, which shall not exceed 6,500 square feet. Lots B, C, D and F shall be a mix of retail and office, with the limitations of not more than 32,000 square feet of retail, including the gas with convenience store contained on Lot A

The site is located at the intersection of two collector roads, Monument Road and McCormick Road. The PUD is intended to promote commercial infill at the intersection of these two major roadways.

The City's Comprehensive Plan Policy 3.2.6 of the Future Land Use Element requires that the City encourage commercial uses to be located within ¼ mile of the intersection of roads classified as collector or higher on the Functional Highway Classification Map. The property is located within the node of the existing intersection of McCormick Road and Monument Road. These roadways carry traffic volumes exceeding 21,000 and 32,000 each day, respectively.

The existing commercial node is located in the eastern half of Monument Road, which includes a large grocery anchored shopping center and a small more community oriented center with pharmacy and other retail uses. The larger center is located in the northeast quadrant of the node with more than 100,000 square feet of commercial space occupying approximately 15 acres of land. The southwest quadrant is developed with more than 61,000 square feet of commercial space and occupies 9 acres of land. Currently, the subject property which is located in the southwest quadrant of the node is underdeveloped containing only an office building and vacant land. Of particular note is the expansive conservation area bounding the subject property to the south and west. This area serves to create a substantial barrier to noise and light associated with any commercial uses along the east side of Monument Road. The property is to be developed in accordance with the terms and limitations of this PUD which substantially reduce the allowable retail and office uses currently entitled on the site.

Project Name: Revised Monument & McCormick PUD

Project Engineer: Bohler Engineering

Project Developer: Brightwork Real Estate

II. QUANTITATIVE DATA

Total Acreage: 14.58

Total number of dwelling units: N/A

Total amount of non-residential floor area: 64,000 square feet. The exact square footage developed on the site may vary, however the total square footage for the project shall not exceed 64,000 square feet, no more than 50% of which may be retail.

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: 64,000 square feet. The exact square footage developed on the site may vary, however the total square footage for the project shall not exceed 64,000 square feet.

Phase schedule of construction (include initiation dates and completion dates)
Commencement shall be within 5 years of PUD approval. Completion will occur within 10 years or as the market dictates.

III. USES AND RESTRICTIONS

A. Permitted Uses in Retail 32,000 square feet:

1. Commercial retail sales and service establishments.
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
3. Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
4. Hotels and motels.
5. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a

licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, and similar uses.

6. Art galleries, museums, community centers, dance, art or music studios.
7. Vocational, trade or business schools and similar uses.
8. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
9. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
10. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
11. Express or parcel delivery offices and similar uses (but not freight or truck terminals).
12. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
13. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
14. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
15. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
16. Churches, including a rectory or similar use.
17. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
18. Filling or gas stations with convenience store.
19. Permanent or restricted outside sale and service including food and beverages.
20. Auto laundry or manual car wash or automated car wash.
21. Restaurants with the outside sale and service, including drive-thru.
22. Tire sales and installation facility (all indoors).

B. 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 or off-premises consumption or both.

2. Multi-family residential integrated with a permitted use.
3. Service and repair of general appliances and small engines.
4. Schools meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Uses in Non-Retail 32,000 square feet:

1. Medical and dental office or clinics (but not hospitals).
2. Professional and business offices.
3. Schools meeting the performance standards and development criteria set forth in Part 4.
4. Vocational, trade or business schools.
5. Churches.
6. Banks including drive-through, savings and loan institutions, and similar uses.
7. Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
8. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
9. Employment office (but not a day labor pool).

IV. STATEMENTS

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

The PUD allows for less intensive use in a mixed use infill area. The PUD permits adjoining parcels and those under separate ownership to be developed and operated without the normal barriers.

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.

The subject property will be developed and maintained by its owner or owners, or any duly authorized tenant.

V. 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:* 10 feet.
- (7) *Maximum height of structures:* 75 feet.

B. Ingress, Egress and Circulation:

- (1) *Customer & Employee Parking Requirements.* The parking will comply with the Zoning Code requirements for CCG-1; however, parking in excess of Code shall be allowed by review and approval of the Planning and Development Department.
- (2) *Vehicular Access.* Access to the existing site is off Monument Road and McCormick Road as shown on the site plan.

C. Retention

Retention shall meet requirements of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. John's River Water Management District. Stormwater detention areas may be located on or off-site and may be shared with other parcels, provided the stormwater design meets the standards and requirements of the City of Jacksonville and St. John's River Water Management District.

D. Signs.

The number, location, size and height of signage to be located upon the property shall be in accordance with the current Sign Ordinance of the City of Jacksonville for retail site as allowed in CCG-1 and for non-retail sites as allowed in CRO. Variation from the strict requirements of the §656.1301 of the Jacksonville Zoning Ordinance shall be permitted to allow for identification and directional signs subject to review by the City of Jacksonville Planning and Development Department. Primary sign heights will not exceed fifty feet (50') in height.

E. Landscaping

Landscaping on the site shall be in general accordance with Part 12, however landscaping plan may vary from the requirements of the City of Jacksonville Landscape and Tree Protection Ordinance, which waiver is hereby approved by this PUD.

F. Utilities

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

G. Noise Abatement

All exterior speakers or audio transmission devices used on or about the project will be situated and operated in volumes which are not excessive in relationship to the surrounding residential zoning districts.

H. Illumination

Lighting standards shall be oriented so as to localize illumination onto the project to the greatest extent possible. The quantity of illumination shall be controlled so as to eliminate unreasonable interference or impact with surrounding residential zoning districts.

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 the 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

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.

- A. The PUD lowers by at least 25% the density allowed by the existing PUD governing the site.
- 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 for RPI land use.