

# Exhibit D

## AMENDED WRITTEN DESCRIPTION

**Safe Harbor Seafood Market**  
**RE# 168975-0000**  
**May 18, 2017**

### I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 5.40 acres of property from CCG-2-M to PUD. The parcel is located on the east side of A1A and north of Wonderwood Drive.

The subject property is currently owned by Miss Becky Seafood, Inc. and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of CGC/PUD. The property is currently warehouse. Surrounding uses include: CGC/CCG-1-M (vacant commercial) and LDR/RLD-M to the north (single family); PBF/ROS-M to the east (NAS Mayport); CGC/CCG-2-M to the south (parking); and CGC/CCG-2-M to the west across A1A (commercial retail/restaurant).

**Project Name:** Safe Harbor Seafood Market

**Project Engineer:** Harbinger

### II. QUANTITATIVE DATA

**Total Acreage:** 5.40

**Total number of dwelling units:** N/A

**Total amount of non-residential floor area:** 40,000 s.f.

**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:** 40,000 s.f.

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

N/A

### III. USES AND RESTRICTIONS

#### A. Permitted Uses:

1. All uses and structures that were legally conforming and/or legally nonconforming and lawfully permitted at the time of the adoption of these working waterfront regulations.
2. Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops, musical instruments, florists or shops, delicatessens, bakeries (but not wholesale bakeries), antiques (including antique furniture), and bait and tackle shops.
3. Service establishments such as barber or beauty shops, shoe repair shops, restaurants with no drive-through, tailors or dressmakers and marinas.
4. Banks and similar financial institutions.
5. All types of professional and business offices that are conducted within an enclosed building.
6. Hotels and motels.
7. Bed and breakfast establishments.
8. Art galleries, music, photography, dance, art, gymnastics, karate and martial arts, studios, theaters for stage performances (but not motion pictures), museums and community centers.
9. Off-street public and commercial parking lots when they are associated with uses in this zone.
10. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption and meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
11. 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.
12. Outside retail sales of holiday items and retail specials (sidewalk sales) that do not impede the flow of pedestrian and vehicular traffic and meet the performance standards and development criteria set forth in Part 4 of the Zoning Code.
13. Storage, sale, service and repair of boats and marine engines and equipment.
14. Facilities related to the harvest, storage, processing and distribution of seafood.
15. Piers, docks, wharves, boat launches and pedestrian walkways for access to and along the waterfront.

16. Terminals or facilities for passengers arriving or departing by boat and freight associated with shipping.
17. Facilities for the construction of vessels not exceeding 120 feet.
18. Residential units provided, however, that they do not occupy greater than 80 percent of the gross square footage of the building(s) of which they are a part. Residential units shall not be located on the first floor.

**B. Permitted Accessory Uses and Structures:**

See §646.403

**C. Permissible Uses by Exception.**

1. Service stations and service garages for minor repairs.
2. Drive-through facilities in conjunction with a permitted or permissible use or structure.

**IV. STATEMENTS**

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

The PUD limits uses from usual Zoning Code application.

**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.

**V. DESIGN GUIDELINES**

**A. Lot Requirements:**

- (1) *Minimum lot area:* None
- (2) *Minimum lot width:* None
- (3) *Maximum lot coverage:* None
- (4) *Minimum front yard:* None
- (5) *Minimum side yard:* None.

- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 50 feet

**B. Ingress, Egress and Circulation:**

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.*
  - a. Vehicular access to the Property shall be by way of A1A as currently exists.
  - b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

**C. Signs.**

Signage shall be as indicated on the attached signage plan.

**D. Landscaping:**

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code or as approved by the Planning and Development Department.

**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**

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

**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**

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. 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.