

Exhibit D

WRITTEN DESCRIPTION

TOWNSEND SAN PABLO PROPERTIES LLC PUD

May 11, 2017

I. PROJECT DESCRIPTION

A. Atwill LLC (the "Applicant") proposes to rezone approximately +/- 1.0 acres of property (the "Property") from CO (Commercial Office) to a PUD (Planned Unit Development), to allow the redevelopment of the subject property as a new warehouse/office facility featuring two buildings, the larger of which will be approximately 8,750 enclosed square feet, and the smaller at 1,575 enclosed square feet.

The Property is currently owned by Townsend San Pablo Properties, LLC (the "Owner"). It is located east of San Pablo Road just south of its intersection with Atlantic Boulevard, lying between Cocoanut Road and Bamboo Drive.

The immediately adjacent properties to the north are zoned CCG-1, commercial property to the west is zoned PUD, while property to the south is zoned CO and multifamily PUD. Property to the east is zoned CO and RLD-60.

The Property's last use featured seven mobile homes in various states of disrepair, some vacant, which have been removed by the Owner.

B. Project Architect/Planner: Goodson, Nevin & Associates, Inc.

C. Project Engineer: Goodson, Nevin & Associates, Inc.

D. Project Developer: Townsend Roofing and Construction Service, Inc.

E. Current Land Use Category: Community General Commercial (CGC).

F. Current Zoning District: Commercial Office (CO).

G. Requested Zoning District: Planned Unit Development (PUD)

H. Requested Land Use Category: N.A.

I. Real Estate Numbers: 167218-0000 and 167219-0500.

II. Quantitative Data

A. Total Acreage: 1.0+/- acres.

B. Total (maximum) number of dwelling units: NA.

C. Total amount of non-residential floor area: 10,325 enclosed s.f.

D. Total amount of recreation area: N.A.

E. Total amount of open space: N.A.

F. Total amount of public right of way: N.A.

G. Total amount of land coverage of all buildings and structures: 24%.

H. Phase schedule of construction: one phase, initiation date 4th quarter 2017, anticipated completion date: 1st quarter 2019.

III. Statements

A. This proposed PUD rezoning differs from the usual application of the City of Jacksonville's Zoning Code because it includes unique buffering, site planning and other conditions that would not be acceptable for the proposed use of the Property given a strict application of the existing Commercial Office zoning category.

B. This proposed PUD rezoning will allow the redevelopment of a blighted area of the City that featured on the Property seven mobile homes in various states of disrepair, that once tarnished the San Pablo Road corridor streetscape, and whose re-development by the Owner may serve as a catalyst promoting continued redevelopment of this neighborhood, still called by many "Dodge City". Therefore, this proposed PUD's development will enhance the character and quality of life in its general area.

C. This proposed PUD rezoning is more efficient than would be possible through strict application of the City's Zoning Code because it allows and encourages compatible, flexible uses that promote a continuity of purpose and use for the overall area. By modifying the use limits mandated by the Property's current zoning, the proposed PUD rezoning better reflects the general intent of the City's 2030 Comprehensive Plan's Future Land Use Element's direction for the Property's Future Land Use designation, Community General Commercial (CGC), characterized by mixed uses that serve large and small areas of the City and a diverse set of neighborhoods. Therefore this proposed PUD rezoning is consistent with the surrounding functional land use categories, zoning districts and existing development and re-development patterns in the area.

D. The location of the Property is representative of commercial infill, and the proposed PUD rezoning contains a development plan which includes an allowable mix of office/warehousing uses with sufficient uncomplimentary land use buffers for the adjoining residential properties east and south of the Property. The proposed development will be compact and well-connected and is in a location that will support multimodal transportation. The proposed PUD promotes the desired concept of nodal development, given the Property's location along the east side of San Pablo Road close to its intersection with Atlantic Boulevard, two of the City's major arterial roadways.

IV. Uses and Restrictions

A. Permitted Uses:

1. All allowable uses by right as provided for in the Commercial Office (CO) zoning district.
2. Medical and dental offices or clinics (but not hospitals).
3. Professional and business offices.
4. Banks without drive-through, savings and loan institutions, and similar uses.
5. Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios and theatres for stage performances (but not motion picture theatres).
6. Vocational, trade or business schools and similar uses.
7. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
8. Libraries, museums and community centers.
9. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand-alone structure not exceeding 4,000 square feet.
10. Building trade contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
11. Essential services including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards set forth in Part 4.
12. Churches including a rectory or similar uses, meeting the performance standards and development criteria set forth in part 4.

13. Employment Office (but not a day labor pool).

14. Radio and television broadcasting studios and offices (subject to Part 15).

B. Permissible uses by exception:

1. The uses permitted by exception under the Commercial Office (CO) zoning district, provided that a zoning exception be applied for and subsequently obtained from the City in accordance with the City's Zoning Code.

2. Emergency shelter meeting the performance standards and development criteria set forth in Part 4.

3. Essential services meeting the performance standards and development criteria set forth in Part 4.

4. Day care centers meeting the performance standards and development criteria set forth in Part 4.

5. Drive-through facilities in conjunction with a permitted or permissible use or structure.

6. Private clubs.

7. Retail outlets for the sale of food and drugs, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales, florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), drugs and similar products, and dry cleaning station, all not to exceed 50 percent of the gross floor area of the building of which it is a part.

(i) Sale display, and preparation shall be conducted within a completely enclosed building.

(ii) Products shall be sold only at retail.

(iii) No sale, display or storage of secondhand merchandise shall be permitted.

8. Restaurants, including the facilities for the sale and service of all alcoholic beverages for on premises consumption only, subject to the following condition:

(i) Seating shall not exceed a capacity of 60; provided, that seating may be unlimited where total floor area of the restaurant does not exceed the percent of the gross floor area of the building of which it is a part.

C. Limitations on permitted uses or permissible uses by exception:

1. Retail sales, display or storage of merchandise shall be subordinate and clearly incidental to a permitted use.

D. Permitted accessory uses and structures:

1. Subject to Part 4, Section 656.403, City of Jacksonville Ordinance Code.

V. Design Guidelines

A. Lot Requirements:

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| 1. Minimum lot area: | N.A. |
| 2. Minimum lot width: | N.A. |
| 3. Maximum lot coverage: | 40% |

4. Minimum front yard = Varies > 0 ft.
5. Minimum side yard = Varies > 0 ft.
6. Minimum rear yard: 10 ft.
7. Maximum height of structures: 45 ft.

B. Ingress, Egress and Circulation:

1. Parking requirements. The parking requirements for this development shall be consistent with the requirements found in Part 6 of the City of Jacksonville Ordinance Code.

2. Vehicular access. Vehicular access to the Property shall be by way of Bamboo Drive (two separate driveways along the north side of the Property boundary), and by way of Coconut Drive (along the south side of the Property boundary), substantially as shown in the PUD Site Plan (Please see Exhibit "E").

3. Pedestrian Access.

1. Pedestrian access shall be provided by sidewalks installed in accordance with the City's 2030 Comprehensive Plan.

C. Signs:

1. Permanent single or double faced identity signage may be installed by the Project Developer at the entrance to the Property located nearest the intersection of Bamboo Drive and San Pablo Road. The sign may be located within the road right-of-way or within the Property, as shown on the PUD Site Plan at Exhibit "E".

2. The permanent single or double faced identity signage shall not exceed 24 square feet in area or 12 feet in height.

3. Real estate and/or construction signage shall be allowed on the Property

as provided for by Section 656.1306 and Section 656.1307, Ordinance Code.

D. Landscaping:

1. Landscaping shall meet the requirements of the Part 12 Landscaping Regulations of the City's Zoning Code.

E. Recreation and Open Space:

1. Not applicable, as the Property is currently zoned, and is proposed to be zoned, nonresidential.

F. Utilities:

1. Water, sanitary sewer and electric will be provided by the Jacksonville Electric Authority (please see Exhibit "J"). The Owner subsidized JEA sanitary sewer hookup will most likely benefit the potential redevelopment of adjacent properties currently served by septic tanks.

G. Wetlands:

The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District and all other local, state and federal requirements.

H. Buffer.

1. The Property's surrounding land use designations and zoning districts include: CGC/CCG-1 to the north, CGC/CO and CGC/RLD-60 to the east, RPI/PUD to the south, and CGC/PUD to the west across San Pablo Road. A combination of 85 to 90% opaque fencing and landscaping will serve to buffer the entire proposed PUD's nonresidential development from neighboring residential properties.

2. A significant portion of the Property's southerly eastern boundary will be buffered from the CGC/RPI-60 neighbor by a large wet detention pond which will be joined by 85 to 90% opaque fencing to be installed along the

Property's entire eastern boundary in conjunction with its proposed development.

VI. Development Plan Approval:

1. Along with each request for verification of substantial compliance with the 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. PUD Review Criteria:

A. Consistency with the City's Comprehensive Plan. According to the Future Land Use Map series ("FLUMS") of the City's 2030 Comprehensive Plan, the PUD's proposed designated land use(s) is/are Community/General Commercial ("CGC"), which allow for the use(s) requested in the subject PUD rezoning.

B. Consistency with the Concurrency and Mobility Management System. The PUD will satisfy all concurrency and mobility requirements as required by the City of Jacksonville Planning Department's Concurrency and Mobility Management Office ("CMMSO").

C. Allocation of Nonresidential Land Use(s). The PUD provides for nonresidential use(s) which is/are in compliance with the City's 2030 Comprehensive Plan.

D. Internal Compatibility/Vehicular Access. Vehicular access will be from Bamboo Drive (2 access driveways), and from Cocoanut Road.

E. External Compatibility/Intensity of Development. The proposed PUD is consistent with Section 656.125 (b) (1,2 & 3), Ordinance Code in that:

1. It will constitute zoning that is in keeping with and related to the zoning found in adjacent and nearby districts;

2. The use(s) permitted under the proposed PUD rezoning will be consistent and compatible with the existing land uses and zoning of adjacent and nearby properties and the overall general area, aiding in the area's logical and orderly development pattern;

3. The proposed rezoning and its Property's subsequent development will enhance the character and quality of life in its general area and overall neighborhood.

F. Recreation/Open Space: Not Applicable. Nonresidential PUD.

G. Impact on Wetlands: The Property will be developed in accordance with the permit requirements of the local, state and federal agencies with jurisdiction.

H. Listed Species Regulations: The Property is less than 50 acres in size therefore a listed species survey is not required.

I. Off Street Parking and Loading Requirements: The off street parking requirements for the proposed PUD rezoning shall be consistent with the off street parking requirements in Part 6 of the City's Zoning Code.

J. Sidewalks: Sidewalks will be installed along the Cocoanut Road, San Pablo Road and Bamboo Drive boundaries of the Property as well as required Interior sidewalks serving the Property in compliance with the requirements of the City's 2030 Comprehensive Plan.

K. Stormwater Retention: The wet pond depicted on the proposed PUD Site Plan under Exhibit "E" is planned to be constructed in concert with the development of the Property under the proposed PUD. It will be maintained by the Owner.

L. Utilities: The Jacksonville Electric Authority will provide all utilities.