

EXHIBIT D

Written Description
5931 Atlantic Blvd.
September 5, 2017

I. PROJECT DESCRIPTION

- A. Applicant seeks this PUD to PUD rezoning to modify the 5931 Atlantic Boulevard PUD (“PUD”) to allow for redevelopment of the property. The PUD was originally adopted by Ordinance 1999-149-E to move a lot line and codify uses associated with a previous commercial use for 5931 Atlantic Boulevard (RE# 133842-0000), a parcel near the northwest corner of Atlantic Boulevard and University Boulevard (the “Property”).

The PUD provides that rezoning will be sought in connection with future development. This rezoning seeks to revise the PUD to substitute the attached conceptual site plan (“Site Plan”) to clarify the primary and ancillary uses permitted on the Property. Specifically, the site will be developed to include a quick service restaurant with associated drive-thru and off-street parking as generally depicted on the Site Plan. The portion of the property subject to LDR Land Use (approximately 108 feet x 175 feet) shall remain undeveloped and serve as a buffer.

- B. Project Planner/Legal Counsel: Driver McAfee Peek & Hawthorne, P.L.
- C. Current Land Use Category: Low Density Residential (“LDR”) and Community/General Commercial (“CGC”)
- D. Current Zoning District: Planned Unit Development (PUD)
- E. Requested Land Use Category: Community/General Commercial (“CGC”)
- F. Requested Zoning District: Planned Unit Development (PUD)
- G. Real Estate Number(s): 133842-0000

II. QUANTITATIVE DATA

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|--|------------|------|
| A. Total Acreage: | 1.20 Acres | 100% |
| B. Total number of dwelling units: | N/A | |
| C. Total amount of commercial area (quick service restaurant): | 0.07 Acres | 6% |

D. Total amount of recreation area:	N/A
E. Total amount of open space:	0.46 Acres 38%
F. Total amount of public/private rights of way:	N/A
G. Total amount of land coverage of all buildings and structures:	4,000 S.F. 8%

III. STATEMENTS

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

The proposed PUD to PUD rezoning allows for proper planning, orientation, use restrictions, buffering and compatibility while promoting opportunity for redevelopment of the property to include a quick service restaurant with drive-thru and off-street parking.

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 continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property..

C. Justification for the rezoning.

The proposed PUD is generally consistent with the area abutting Atlantic Boulevard and University Boulevard and is intended to codify and maintain adequate buffering between the commercial and nearby residential uses. The proposed project will be beneficial to the surrounding neighborhood, community and:

- a. Provides additional compatibility standards and use restrictions than the normal application of the Zoning Code;
- b. Is compatible with surrounding land uses as a commercial land use restricted through a PUD;
- c. Will promote the goals, objectives and policies of the City of Jacksonville 2030 Comprehensive Plan;
- d. Will amend the land use and zoning to provide for redevelopment of property located at a key intersection, and provide additional job opportunities for the community.

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

Design, permitting and construction is expected to take approximately 18 months. One (1) temporary construction trailer is permitted on site for up to one (1) year from the date of the site clearing permit.

IV. PERMITTED USES & RESTRICTIONS

A. Permissible Uses and Structures:

- (1) Medical and dental or chiropractor offices and clinics (but not hospitals).
- (2) Professional and business offices.
- (3) Multi-family residential vertically integrated with a permitted use on the ground floor.
- (4) Neighborhood retail sales and service establishments, however no individual building footprint shall exceed 40,000 square feet.
- (5) Service establishments such as barber or beauty shops, shoe repair shops.
- (6) Restaurants with drive-in or drive-through facilities.
- (7) Banks without drive-thru tellers and financial institutions, travel agencies and similar uses.
- (8) Libraries, museums and community centers.
- (9) An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
- (10) Veterinarians 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 and development criteria set forth in Part 4.
- (12) Employment office (but not a day labor pool).
- (13) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
- (14) Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).
- (15) An establishment or facility which includes the retail sale and service of beer and wine for on-premises consumption associated with a bone-fide restaurant.
- (16) Drive-thru facilities in conjunction with a permitted or permissible use of structure.

Permissible uses by exception.

- (1) Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
- (2) Filling or gas stations, with ancillary single bay automated car wash, meeting the performance standards and development criteria set forth in Part 4.
- (3) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.

- (4) An establishment or facility which includes the retail sale and service of all alcoholic beverages, including liquor, beer and wine for on-premises consumption.
- (6) Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4.
- (7) Day care centers meeting the performance standards and development criteria set forth in Part 4.
- (8) Animal boarding for household pets, meeting the performance standards and development criteria set forth in Part 4.
- (9) Automated Car Washes meeting the performance standards and development criteria set forth in Part 4.

D. Permitted Accessory Uses and Structures:

Accessory uses and structures are permitted in all districts, if those uses and structures are of a nature customarily incidental and clearly subordinate to a permitted or permissible principal use or structure and, unless otherwise provided, these uses and structures are located on the same lot (or a contiguous lot in the same ownership) as the principal use. Where a building or portion thereof is attached to a building or structure containing the principal use, the building or portion shall be considered as a part of the principal building, and not as an accessory building. Accessory uses shall not involve operations or structures not in keeping with character of the district where located and shall be subject to Section 656.403.

VI. DESIGN GUIDELINES

A. Lot Requirements:

- (1) Minimum lot area: NONE
- (2) Minimum lot width: NONE
- (3) Maximum lot coverage: NONE
- (4) Minimum front yard: ZERO
- (5) Minimum side yard: ZERO
- (6) Minimum rear yard: ZERO
- (7) Maximum height of structures: 35 feet.

B. Ingress, Egress and Circulation:

(1) Parking Requirements.

Parking shall comply with the off-street parking requirements in Part 6 of the Zoning Code.

(2) Vehicular Access.

Vehicular access to the Property shall be by way of a new right-in/right-out driveway on Atlantic Boulevard as shown in the Site Plan. The final location of

all access points is subject to the review and approval of the City's Traffic Engineer.

(3) Pedestrian Access.

Pedestrian access shall be provided by the existing sidewalk on Atlantic Boulevard and University Boulevard as shown in the Site Plan.

C. Signs:

- (1) One (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of three hundred (300) square feet in area for every three hundred (300) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than two hundred (200) feet apart, as provided in the Zoning Code. Signs shall not exceed twenty-five (25) feet in maximum height.
- (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) square feet in height.

D. Landscaping: The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space: Not applicable.

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

G. Wetlands: There are no wetlands on the subject property.

H. On-site construction trailers will be allowed.

I. Site lighting shall be designed and installed to direct downward and reflect back toward the subject property to prevent glare or excessive light on residential properties to the west.