

EXHIBIT D

PUD Written Description

ACE DOOR & WINDOW ADMINISTRATIVE OFFICE PUD

April 4, 2018

I. PURPOSE AND INTENT

It is the purpose and intent of this PUD to provide flexibility in planning, design and development; to provide an environment compatible with surrounding land use; to encourage the preservation of the natural site features; thereby promoting the public health, safety, morals, order, comfort, convenience, appearance, prosperity, and the general welfare of the community. The PUD will create a unified development plan potentially incorporating shared access, utilities, stormwater treatment and other development criteria as may be necessary. The creation of a master planned development affords an efficient use of the land. This PUD will also provide the needed facilities for businesses and all the positive economic impacts to the community it creates.

The site consists of 0.14+/- acres of land located on the north side of Hare Avenue, between Mill Creek Road and Lamson Street.

Project Agent/Engineer: Michael Bueme, P.E., B.C.
Bueme Engineering, Inc.
975 Arthur Moore Drive
Green Cove Springs, FL 32043

Project Owner/Developer: Ace Doors & Window Service, Inc.
9115 Hare Avenue
Jacksonville, Florida 32211

Current Land Use Category: MDR (Medium Density Residential) Proposed RPI (Residential Professional Institutional).

Current Zoning District: RMD-A (Residential Medium Density-A) Proposed PUD (Planned Unit Development).

Requested Land Use Category:	CGC (Community/General Commercial)
Requested Zoning District:	PUD (Planned Unit Development)
Real Estate Numbers(s):	143749-0000
Total Acreage:	0.14+/-acres
Total number of dwelling units by each type:	Not Applicable
Total amount of non-residential floor area:	820 sq. ft.
Total amount of recreation/ or open space:	Not Applicable
Total amount of public/private rights of way:	Not Applicable
Maximum coverage of all buildings and structures:	35%
Phase schedule of construction.	Not Applicable

How does the proposed PUD differ from the usual application of the Zoning Code? This PUD district will differ from conventional zoning districts by excluding the less desirable uses found in the conventional districts. This PUD district will be specifically limited to the administrative, professional and business office uses provided herein. Excluding the less desirable uses will make this PUD district more compatible with the existing and proposed surrounding uses.

The PUD district also provides a site plan and is specific as to other design criteria unique to the subject property.

The property owner will maintain the parking areas, landscaping areas and the interior and exterior of the buildings. The continued operation and maintenance of these facilities will be provided by the owner.

II. USES AND RESTRICTIONS

A. Permitted Uses:

1. Administrative, professional and business offices.

B. Permitted accessory uses and structures. See Section 656.403.

C. Restrictions on Uses:

1. Dumpsters, propane tanks and similar appurtenances must be screened from any roadways by landscaping or opaque fencing which is aesthetically compatible with other structures located, or to be located, on the Property.
2. Modifications to the PUD may be accomplished pursuant to Section 656.341 (f) of the Zoning Code.
3. The structure shall maintain its residential character and shall not be expanded or enlarged.

III. DESIGN GUIDELINES

A. Lot requirements:

1. *Minimum lot area:* 6,250 square feet.
2. *Minimum lot width:* 50 feet.
3. *Maximum lot coverage:* 35 percent.
4. *Minimum front yard:* 20 feet.
5. *Minimum side yard:* West side yard 3 feet and east side yard 18.7 feet (wood shed 5.3 feet).
6. *Minimum rear yard:* 10 feet (wood shed 6.4 feet).
7. *Maximum height of structure:* 35 feet.

B. Ingress, Egress and Circulation:

1. Parking Requirements:

a. The parking requirements for this development shall be 3 spaces with 1 being a handicap space. This site can also utilize the parking field next door from the parent parcel at 9123 Hare Avenue.

2. Vehicular Access:

a. Vehicular access to the Property shall be by way of one driveway to Hare Avenue as shown in the Site Plan. The location of access and driveway connection may vary and the final location shall be subject to final engineering design.

3. Pedestrian Access:

a. There is an existing sidewalk contiguous to this site on the north side of Hare Avenue. Sidewalks installed in accordance with the 2030 Comprehensive Plan shall provide pedestrian access.

C. Signs:

1. One building wall sign 6 square feet in area.

2. Because the signs permitted are architectural elements of this PUD, intended to be compatible with and complementary of the building in the PUD, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and/or numbers on the sign and shall not include the frame or surrounding mount.

3. Directional signs subject to the review and approval of the Planning and Development Department.

D. Landscaping:

1. This structure was originally constructed as a single family home and will continue to and be maintained to look like a single family home. There will be 5 shade trees (minimum 2 inch caliper) installed along with shrubs (18 inches high at time of planting, spaces 30 inches on center) between each shade tree as depicted on the PUD site plan. Strict compliance with the landscaping regulations would not allow for the needed use provided in this PUD.

E. Utilities:

1. Water, electric and sanitary sewer will be provided by Jacksonville Electric Authority (JEA).

F. Wetlands:

1. There are no wetlands on the site.

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

The PUD rezoning site plan is a conceptual PUD rezoning site plan for the purpose of rezoning to the PUD Zoning District. Final design is subject to change through final site planning, engineering, architectural design and market demands. All development improvements are subject to the criteria and approval of the appropriate permitting agencies.

V. JUSTIFICATION FOR PUD CLASSIFICATION FOR THIS PROJECT

The justification for the PUD zoning district which provides for a written description of the intended plan of development and site plan is as follows:

- To allow for a creative approach to the development;
- Provide a more desirable development environment than would be possible through the strict conventional application of the requirements of the Zoning Code;
- For an efficient use of land resulting in lower development costs;
- Provide an environment that will improve the characteristics of the surrounding area;
- Enhance the appearance of the area through development criteria;
- Propose land uses and intensities which will meet certain planning goals and create a balance for the community; and
- This plan and design will create a sustainable development plan.

VI. PUD REVIEW CRITERIA

A. *Consistency with Comprehensive Plan.* According to the Future Land Use Map series (FLUMs) of the 2030 Comprehensive Plan, the designated land use category is MDR (Medium Density Residential), the proposed category is RPI (Residential Professional Institutional), which allows for the above listed uses. If the PUD is approved, the site will be consistent with the RPI land use category and the 2030 Comprehensive Plan.

B. *Consistency with the Concurrency/Mobility Management System.* The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency/Mobility Management System Office.

C. *Allocation of Residential Land Use.* There is no residential component to this PUD.

D. *Internal Compatibility/Vehicular Access.* The proposed PUD contains limitations on the commercial uses permitted on the subject property as well as a common development scheme which contains provisions for signage, landscaping, sidewalks, and other issues relating to common areas and vehicular and pedestrian traffic. The site will have access from Hare Avenue. The location of access points and driveway connections may vary and the final location shall be subject to the review and approval of the City of Jacksonville Traffic Engineer.

E. *External Compatibility/Intensity of Development.* The Property is located in an established mixed use commercial and residential area along Hare Avenue. The use will serve the parent parcel next door at 9123 Hare Avenue. The parent parcel provides a needed business for the community. There is no residential component to this PUD.

F. *Recreation/Open Space.* Not Applicable.

G. *Impact on Wetlands.* There are no wetlands on the subject property.

H. *Listed Species Regulations.* The site contains less than 50 acres and therefore a listed species survey is not required.

I. *Off-Street Parking and Loading Requirements.* The site will provide adequate onsite parking to serve the proposed use. Parking is also provided on the parent parcel next door at 9123 Hare Avenue.

J. Sidewalks, Trails, and Bikeways. Sidewalks will be constructed as may be necessary as per the goals and objectives of the 2030 Comprehensive Plan.

K. Stormwater Retention. Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction.

L. Utilities. The Jacksonville Electric Authority (JEA) will provide electric, potable water service and sewer service.