

## EXHIBIT D

### WRITTEN DESCRIPTION

#### Soutel Plaza PUD

July 27 ~~November 1~~, 2018

#### I. PROJECT DESCRIPTION

The site is currently designated Neighborhood ~~commercial~~-Commercial (NC) in the future land use maps and is currently zoned Commercial Neighborhood (CN). The site is currently developed with approximately 57,843 square feet of building on a 4.2 acre parcel of land located at the intersection of Soutel Drive and Norfolk Boulevard.

The proposed Planned Unit Development is a companion to a Small Scale Land Use Amendment seeking the Community General Commercial category (CGC) to allow for a broader tenant base, while prohibiting certain uses which would be inappropriate in relation to the surrounding residential neighborhoods. The existing buildings will be renovated and the owners would like the ability to permit the creation of a new outparcel at a future date. The size, shape and use of such future outparcel will be determined by market conditions and would be subject to a Minor Modification to this PUD prior to commencement.

The City's 2030 Comprehensive Plan promotes such renovation and redevelopment, as found in Policy 3.2.2 of the Future Land Use Element, promoting the redevelopment of infill commercial properties in lieu of permitting new commercial areas.

The subject property is located in the Urban ~~area~~-Area of the City and Soutel Drive is classified as an Arterial Roadway according to the City's 2030 Comprehensive Plan.

The subject site is located in the southwest quadrant of the commercial node found at the intersection of Soutel and Norfolk Boulevard. The northeast and southeast quadrants of this node and are vacant being previously developed and undeveloped respectively. The northwest quadrant is zoned CRO, being developed as the AME Housing Agency of Florida. Properties existing along Soutel Drive abutting the subject property to the southwest is designated CGC/CCG-1 and are developed with strip commercial uses. The remainder of the corridor along Soutel Drive is designated CGC with both CCG-1 and CCG-2 zoning, also developed as strip commercial.

The subject site is unique as it is developed in the nature of a shopping center, located at a substantial intersection, being ideally located for retail redevelopment. A similar center exists to the southwest, at Archery Road and is designated CCG-1. These larger parcels with adequate parking are ideal for promoting redevelopment and attracting commercial retail users who are not otherwise in the market.

As of the date of this application the developer, Jacksonville Plaza 1, LLC, has not hired any professionals beyond Mr. Charles Mann, acting as agent for entitlements.

## **II. QUANTITATIVE DATA**

The subject property encompasses approximately 4.21 acres and is developed with approximately 58,000 square feet. It is the intent of the owners to renovate and revitalize this property while permitting a future outparcel, where the total square footage allowed would not exceed 65,000 square feet.

Commencement of the renovations is intended to occur as soon as market conditions permit. Approval of the additional uses should help to increase occupancy in the center quickly as there is demand for these retail users in the community.

## **III. USES AND RESTRICTIONS**

### A. Permitted uses and structures.

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, doctors' offices and medical clinics, 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. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters.
5. Art galleries, museums, community centers, dance, art or music studios.
6. Vocational, trade or business schools and similar uses.
7. Day care centers or care centers meeting the performance standards and similar uses.
8. 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.
9. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 [and restaurants with drive-thru facilities.](#)
10. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles

in excess of one-ton capacity.

11. Express or parcel delivery offices and similar uses but not freight or bus terminals.
12. Schools meeting the performance standard and development criteria set forth in part 4 of the zoning code.
13. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
14. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
15. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances.
16. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
17. Churches, including a rectory or similar use.
18. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
19. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
20. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
21. Pawn shops with no outside display limited to items in the CCG-1 zoning district.

B. Permissible uses by exception.

1. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
2. The sale and service of all alcoholic beverages, including liquor, beer or wine, for on premises consumption in conjunction with a restaurant.

3. Service garages for minor or major repairs.
4. Car wash or auto laundry.
5. Blood donor stations, plasma centers and similar uses.
6. Billiard parlors.
7. Service and repair of general appliances and small engines.

C. Uses not Permitted

1. Hotels and Motels.
2. Adult amusement centers.
3. Game promotions or sweepstakes utilizing electronic equipment.
4. Adult congregate living facilities.
5. Facilities operated by a licensed para-mutual permit holder.
6. Crematories
7. Any facility selling all alcoholic beverages for off premises consumption. It being the intent to prohibit package store uses but not to prohibit convenience sales of beer/wine in conjunction with a retail store.

**IV. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The rezoning to PUD will permit additional uses, serving to promote the marketability of the property, recognizing the existing non-conforming characteristics of the development, while promoting new and attractive retail opportunities in this area of Jacksonville. Additionally the PUD prohibits various uses that would be permitted in a conventional rezoning, keeping those uses out of the community. The application also differs from the strict application of the Zoning Code in order to permit the reuse and renovation, without requiring strict adherence to the conventional development standards. Specifically, the PUD reduces the required landscape standards, effectively accepting what was originally constructed as compliant. This has the effect of maintaining the necessary parking spaces as well as making renovations possible without substantial loss of these needed parking stalls. Finally, the intent of the PUD is to permit limited additional expansion, meeting the required landscape standards for any such additional outparcel development, but respecting the need for the parking of the future customers.

The subject property will be operated and maintained by its owner or owners, with input and support of the building tenants.

## **V. DESIGN GUIDELINES**

### **A. Lot requirements:**

1. Minimum lot area: None, except as otherwise required for ~~ee-ltain~~-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 or as currently built,
7. Maximum height of structures: 35 feet.

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

1. *Customer & Employee parking requirements.* Parking currently meets or exceeds the applicable standards for retail commercial uses. However, in order to promote reuse and redevelopment of this property the total required parking for the entire development shall not be required to exceed ~~Seventy~~-seventy percent (70%) of the total otherwise required in Part 6, Zoning Code. Such relief will serve to promote the center's viability and permit the required landscaping for any future outparcel.
2. *Vehicular Access.* Access to the existing site is off Soutel Drive and Norfolk Boulevard.

### **C. Retention**

Retention shall meet requirements of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns Water Management District. Storm water detention areas may be located on or off-site and may be shared with other parcels provided the storm water 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. 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**

While the current development of the property does not meet the strict application of the current zoning code with relation to landscaping, having been developed prior to the applicable standards, conditions are better than the majority of the commercial parcels along this corridor. Therefore, all existing landscaping and landscaped areas shall be deemed compliant. However, development of the future outparcel shall comply with the applicable standards of Part 12, Zoning Code, [with the sole exception of internal perimeter landscaping required for the future outparcel.](#)

#### **F. Utilities**

Water will be provided by JEA.  
Sanitary sewer 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 existing and proposed uses within the Property, and showing the general layout of the overall property.

## **VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASIFICATION FOR THIS PROJECT**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville ~~2010~~-2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. The PUD promotes the reuse of developed commercial areas, supporting infill and redevelopment in an appropriate location for such uses.
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area as well as the marketability of the community.
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan for CGC land use.

## **VIII 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 Community General Commercial (CGC), which allows for the above listed uses. If the PUD is approved, the site will be consistent with the CGC land use category and the Comprehensive Plan.
- B. *Consistency with the Concurrency Management System.* The Property Will be developed in accordance with the rules of the City of Jacksonville Mobility and Concurrency Management System Office (CMMSO).
- C. *Allocation of Commercial Land Use.* There is no residential component to this PUD
- D. *Internal Compatibility/Vehicular Access.* The PUD allows additional uses to ensure the suitability and sustainability of the site for commercial users. No changes to the existing building are contemplated at this time. The adjoining properties along Soutel are designated CCG-1 and CCG-2, existing as strip commercial. It is more appropriate to promote this property, having the ability to offer a greater range of commercial users, in lieu of those being more intensely designated but having less ability to accommodate the commercial users that are needed in this community. Given that no exterior changes to the building are contemplated, the PUD

will not create any adverse impacts upon the vehicular use areas.

E. *External Compatibility/Intensity-~~a~~/ Development.* This project allows for commercial uses in keeping with nature of the corridor and other development along the heavily traveled Soutel Drive. As designed and constructed, the improvements serve as a buffer between the commercial development surrounding the intersection of Soutel at Norfolk and the residential uses to the southwest.

F. *Recreation/Open Space.* Usable open spaces, plazas, and recreation areas will be available as per the goals and objectives of the Comprehensive Plan or as otherwise approved by the Planning and Development Department.

G. *Impact on Wetlands.* Development that would impact wetlands will be permitted through the local, state, and federal agencies with jurisdiction.

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

I. *Off-Street Parking and Loading Requirements.* The site will generally comply ~~w~~With Part 6 of the Zoning Code, subject to the 70% of standard parking requirement outlined herein, or as otherwise approved by the Planning and Development Department. In the event of partitioning, shared parking may be utilized between parcels to achieve parking requirements provided that the required number of spaces shall be met on the overall site within the PUD.

J. *Sidewalks, Trails, and bikeways.* Sidewalks will be as they exist.

K. *Stormwater Retention.* Retention shall meet the requirement of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District.

L. *Utilities.* JEA will provide all utilities.

## **IX. GOALS AND POLICIES**

Specifically, the PUD complies with the Goals, Objectives, and Policies of the Comprehensive Plan, Future Land Use Element:

**POLICY 3.2:** Continue to promote and sustain the viability of existing and emerging commercial and industrial area in order to achieve an integrated land use fabric which will offer a full range employment, shopping, and leisure opportunities to support the City's residential area.



**POLICY 3.2.2.** – The City shall promote the infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.