

EXHIBIT D

PUD Written Description

Harris PUD

Date: June 27, 2013

Revised: August 19, 2013

Current Land Use: AGR IV/Current Zoning Category: AGR

Proposed Land Use: CGC Proposed Zoning: PUD

17100 Beaver Street (US 90) West Jacksonville, Florida 32234

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land use Category: AGR-IV
- B. Current Zoning District: AGR
- C. Requested Zoning District: PUD
- D. Requested Land Use Category: CGC
- E. Real Estate Parcel Numbers: 000916-0000, 000920-0000, and 000923-0000

II. SUMMARY OF THE PUD

This Planned Unit Development application is submitted for a project located on the south side of Beaver Street, known as State Rd. US 90, and just west of the city limits of Baldwin, near the intersection of State Road 200 (US 301). The site is approximately 4.76 +/- acres. To the north and south is vacant land with AGR IV Land Use and AGR zoning. To the East and West are AGR IV Land Use and AGR Zoning. In these Land Use and Zoning categories intense uses are allowed for such as racetracks, solid waste management facilities including sludge disposal, power plants, major utility lines, airstrips, prisons, slaughter houses, radio and television antennas by right and by exception truck stops and similar other supporting commercial uses may be allowed.

The property owner has a successful business of servicing large commercial vehicles and plans to expand his business to a second location on the subject property. In addition with the area changing with increased traffic, other property use options are requested. As noted above, the property is located in an area heavily used by commercial truck transportation with US 90 is designated a principal arterial and State Rd 200 (US 301) designated as part of the Strategic Intermodal System (SIS) for the State of Florida. This area meets specific criteria of at least 50% of the traffic on the roadway is commercial truck traffic. The subject property is ideally located to provide service to trucks that are involved in this Economic Region of North Florida as defined by Enterprise Florida which provides vital connection to the north, south east and west. Permitted uses are in alignment with the changing nature of the area. A service garage/vehicle repair shop is currently located nearby on the east side of Limann Rd. which runs north off US 90 near the subject property.

The property currently has a single family home that will be converted to an office. This PUD will allow the use of the home as a home until such time it may be converted to professional office use. In addition, all structures currently in place may be allowed to be converted as needed to support the permitted uses.

III. PUD DEVELOPMENT CRITERIA

A. Permitted Uses:

1. Commercial Retail Sales and Service Establishments
2. Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
3. Service stations, truck stops, car wash, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
4. Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, indoor and outdoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
5. Fruit, vegetable, poultry or fish markets.
6. All types of professional and business offices.
7. Reserved.
8. Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
9. Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
10. Racetracks for animals or vehicles.
11. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
12. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
13. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
14. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
15. Churches, including a rectory or similar use.
16. Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.
17. A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
18. An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.

B. Permitted Uses by exception.

1. Residential treatment facilities or emergency shelter.
2. Crematories.
3. An establishment or facility which includes the retail sale and service of all alcoholic Beverages including liquor, beer or wine for on-premises consumption.
4. Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
5. Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
6. Automobile storage yards.
7. Bus, semi-tractor (but not trailer) or truck parking and/or storage.
8. An establishment or facility which includes the retail sale of all alcoholic beverages, not in conjunction with a restaurant, including liquor, beer or wine for on-premises consumption.

C. Accessory Structures:

- a. Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

D. Limitations on Uses:

This PUD written description eliminates several permitted uses in the CGC zoning category.

IV. DESIGN GUIDELINES

A. Lot Requirements: per 656.313a(v)(d,e,f)

- (1) *Minimum lot area:* None, except as otherwise required for 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 ft.
- (7) *Maximum height of structures:* 60 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 existing access points 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.

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

The number, location, size and height of signage to be located upon the property shall be in accordance with the Sign Ordinance of the City of Jacksonville for the CGC zoning district.

D. Landscaping:

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

E. Recreation and Open Space:

This PUD is a commercial use and does not require recreation space. All open space requirements have been met.

F. Utilities

Electric will be provided by JEA.
Water will be provided by well.
Sanitary sewer will be provided by septic system.

G. Wetlands

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

V. 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.

VI. 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 consistent with the Future Land Use Element Policy 1.1.0 that promotes use of the Planned Unit Development (PUD) for innovative and smart growth techniques in all commercial, industrial and residential categories. Buffering of adjacent property has been provided as an integral part of the site plan.
- C. Is compatible with surrounding land uses and not as intense as permitted uses that could be placed on adjacent property by right, i.e. septic sludge disposal;
- D. Consistent with the Future Land Use Element Objective 3.2. This project continues to promote and sustain the viability of existing commercial corridors to support the services needed in this commercial, business intense area of the City.
- E. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

VII. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.*
The uses proposed are consistent with the Comprehensive Plan.
- B. *Consistency with the Concurrency and Mobility Management System.* The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency and Mobility Management System Office (CMMSO).
- C. *Allocation of Residential Land Use.*
There is no residential development proposed.
- D. *Internal Compatibility/Vehicular Access.*
Vehicular access is provided from Beaver Street – US 90 with sufficient internal driveways for vehicular use.
- E. *External Compatibility/Intensity of Development.*
The project description describes the surrounding Zoning designations and will be subject to review by the City of Jacksonville Planning and Development Department.

F. *Recreation/Open Space.*

This PUD is a commercial use and does not require recreation space. All open space requirements have been met.

G. *Impact on Wetlands.*

Any impact on wetlands will be permitted in accordance with local, state and federal requirements.

H. *Listed Species Regulations.*

The property is less than fifty (50) acres. As such, a formal survey of the property is not required by the Planning and Development Department.

I. *Off-Street Parking & Loading Requirements.*

The site plan provides integrated parking and loading facilities to support the uses.

J. *Sidewalks, Trails, and Bikeways.*

Pedestrian access shall be provided by sidewalks installed in accordance with 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 including the ST. Johns River Water Management District (SJRWMD). Stormwater retention areas may be located on or off-site and may be shared with other parcels provided the stormwater design for the entire PUD meets the standards and requirements of the City of Jacksonville and the SJRWMD. Underground detention vaults may be utilized.

L. *Utilities.*

Electric power and water and sewer services are available to the site and will be provided for by JEA.

M. *Modifications.*

Amendments to this approved PUD may be accomplished through an administrative deviation, administrative modification, minor modification, or by filing an application for rezoning as allowed by Section 656.341 of the Zoning Code.

VIII. **ADDITIONAL DATA**

- A. Existing site characteristics: The site is currently a single family home with a carport with access via Beaver Street which is zoned AGR.
- B. How the PUD differs from the Zoning Code: The PUD zoning will more appropriately define restrictions on the uses and development so as to more appropriately coexist with the changing uses in the immediate area. This PUD written description eliminates several permitted uses per 656.313(a)
- C. Schedule indicating phases, commencement/completion dates: The project may be completed in phases. The estimated commencement date is January 2014 and the estimated completion date is January 2015.
- D. Statement of intent for operation: The property owner intends to expand his current automotive repair shop located at another site. Other property uses are requested due to the increased traffic and changes in the area.

- E. Operation and Maintenance of property: Applicant plans to retain ownership of the property and will maintain the property at applicant's expense.
- F. Name of developer, Architect Engineer, Planner:
 - 1. Developer: Don Wade Harris
 - 2. Architect: none at this time
 - 3. Engineer: none at this time
 - 4. Planner: none at this time
- G. Acreage Table:
 - 1. Gross acreage: 4.76
 - 2. Number of dwelling units by each type: Current : 1 sf, Proposed: 0
 - 3. Land use by acreage: Current: AGR IV, 4.76 Proposed: CGC, 4.76
 - 4. Active recreation: n/a
 - 5. Passive open space (ponds, conservation, wetlands: n/a
 - 6. Public or private right-of-way: n/a
 - 7. Land coverage of buildings/structures: 14,730.6 sf
- H. Total square footage of non residential buildings: 9,630 sf