

EXHIBIT D

PUD Written Description

ST. JOHNS BLUFF COMMERCIAL SERVICE ROAD PUD July 11, 2013 *(Revised October 2, 2013)*

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, storm water 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 small businesses and all the positive impacts to community it creates.

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|---|---|
| A. Project Planner/Agent: | Greg Kupperman
Green & Kupperman, Inc.
200 First Street, Suite B
Neptune Beach, FL 32266 |
| B. Project Architect: | Not Applicable |
| C. Project Engineer: | Not Applicable |
| D. Project Developer: | Not Applicable |
| E. 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 commercial uses provided herein. Excluding the less desirable uses will make this PUD district more compatible with existing and proposed surrounding uses it will also allow the continued operation of the already developed facilities. The PUD district also provides a site plan and is specific as to other design criteria unique to the subject property. | |

Describe the intent for the continued operation and maintenance of these areas and functions described herein and facilities which are not to be provided, operated or maintained by the City. The property owners will maintain the parking areas, landscaping areas and the interior and exterior of the buildings.

- F. Total Acreage: 3.5+/- acres
- G. Total number of dwelling units by each type: Not Applicable
- H. Total amount of non-residential floor area:
(Amount may increase in future phases): 19,200+/- sq. ft.
- I. Total amount of recreation area: Not Applicable
- J. Total amount of open space (wetlands): 13,000+/- sq. ft.
- K. Total amount of public/private rights of way: Not Applicable
- L. Total amount of land coverage of all buildings
and structures: (Amount may increase in future phases): 19,200+/- sq. ft.
- M. Phase schedule of construction (Construction is complete. Future phases
may be needed).

II. PLANNED UNIT DEVELOPMENT LOCATION

The St. Johns Bluff Commercial Service Road PUD will be located on 5 parcels of land containing approximately 3.5+/- acres which is owned by Extreme Coatings, Inc., Horizon Holdings, LLC., Ronnie B. Powers/Judy W. Powers, and AVK Industries, Inc. The PUD is located on the west side of St. Johns Bluff Road South and the north side of Bradley Road.

III. PLANNED UNIT DEVELOPMENT LAND USE DESCRIPTION

As depicted on the site plan which is part of this PUD application, the property is developed as 5 commercial building. A more detailed description of the uses that will be permitted within the PUD and the use restrictions are contained herein.

This PUD district will differ from conventional zoning districts by excluding the less desirable uses found in the conventional districts. The PUD district also provides a site plan and is specific as to other design criteria unique to the subject property.

Parking and landscape requirements were substantially different from the current regulations when the buildings were originally constructed. Strict compliance with the parking and landscape regulations would create an economic hardship to the owners and make the continued operation of the facilities impossible. The PUD asks for relief from the parking and landscaping regulations as described herein.

The Comprehensive Plan Land Use Designation for the subject property is BP (Business Park). The subject property is currently zoned IBP (Industrial Business Park). There is a concurrent Application for Small Scale Land Use Amendment pending and going to the CGC (Community General Commercial) Land Use Category.

IV. PLANNED UNIT DEVELOPMENT PERMITTED USES AND STRUCTURES

The 3.5+- acres of land is developed as 5 commercial buildings. The same is subject to the limitations of the Comprehensive Plan.

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, 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) Hotels and motels.
- (5) Commercial indoor recreational uses like extreme intensity gyms, indoor paintball facility and similar uses.
- (6) Art galleries, museums, community centers, and dance, art or music studios.
- (7) Vocational, trade or business schools and similar uses.
- (8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (10) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- (11) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- (12) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- (13) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (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) Wholesaling or distributorship businesses provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
- (17) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- (18) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
- (19) Service garages for minor or major repairs.
- (20) Car wash or auto laundry.
- (21) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
- (22) Retail sales of new or used automobiles.
- (23) Private clubs.
- (24) Service and repair of general appliances and small engines.
- (25) Schools meeting the performance standards and development criteria set forth in Part 4.
- (26) 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.
- (27) Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
- (28) Outside storage associated with an allowed use completely enclosed by an 8 foot fence 85 percent opaque.

B. Permissible Uses by Exception.

- (1) An establishment or facility which includes the retail sale and service of beer or wine for on-premises conjunction with a restaurant.
- (2) 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.
- (3) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
- (4) Pawn shops (limited to items permitted in the CCG-1 Zoning District).

- (5) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
- (6) Boatyards.
- (7) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.

C. Accessory Structures:

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

D. 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 on the property.
- 2. Any request to deviate from these restrictions on the aggregate building area or uses shall be evaluated through the PUD minor modification process with a revised site plan to evaluate the internal and external compatibility of such proposed uses.

V. PLANNED UNIT DEVELOPMENT LOT AND BUILDING REQUIREMENTS

A. The minimum lot requirements and building requirements shall be in accordance with the requirements provided herein.

- (a) *Minimum lot requirements (width and area).* None, except as otherwise required for certain uses.
- (b) *Maximum lot coverage by all buildings.* None, except as otherwise required for certain uses.
- (c) *Minimum yard requirements.*
 - (i) Front—None.
 - (ii) Side—None
Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.
 - (iii) Rear—10 feet.
- (d) *Maximum height of structures.* Sixty feet

B. Parking Requirements

The parking requirements for this development shall be consistent with the existing parking fields as depicted on the PUD site plan. Parking requirements were substantially different from the current regulations when the buildings were originally constructed. Strict compliance with the parking regulations would create an economic hardship to the owners and make the continued operation of the facilities impossible. The PUD asks for relief from the parking regulations as described herein.

C. Vehicular Access, Right-of-Ways and Driveways

Vehicular access to the subject property is via the St. Johns Bluff Road Service Road and Bradley Road. The accompanying PUD site plan depicts vehicular areas, access driveways and roadways.

D. Tree Protection and Landscape Requirements

The subject property is an existing developed property. Landscaping will be as it currently exists on site. Some trees may be removed if necessary for improvements that are depicted on the site plan. Landscape requirements were substantially different from the current regulations when the buildings were originally constructed. Strict compliance with the landscape regulations would create an economic hardship to the owners and make the continued operation of the facilities impossible. The PUD asks for relief from the landscaping regulations as described herein.

E. Signage

- (i) One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of three hundred square feet in area for every three hundred linear feet of street frontage or portion thereof is permitted, provided they are located no closer than two hundred feet apart. The distance between signs only applies to each of the five lots individually.
- (ii) Wall signs facing the roadway not to exceed ten percent square footage of the occupancy frontage or respective side of the building abutting a public right of way, service road or approved private road.
- (iii) One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

F. Pedestrian Access and Circulation

Pedestrian access and circulation will be provided with safe access from each of the parking spaces to all of the facilities. The facilities will provide adequate parking, handicap parking and accessible pedestrian circulation.

G. Recreation and Open Space

As depicted on the PUD site plan there is open space and wetlands provided on the subject property.

H. Utilities

Electric, potable water and sanitary sewer is provided by JEA.

I. Wetlands

Wetlands are depicted on the PUD site plan.

VI. ADDITIONAL DEVELOPMENT CRITERIA

A. RETENTION

Not applicable. Site developed.

B. PHASING

Not applicable. Site developed.

C. UTILITIES

Not applicable. Site developed.

D. WETLANDS/ENVIRONMENTAL

Not applicable. Site developed. Wetlands are depicted on the PUD site plan.

E. CONCURRENCY

Not applicable. Site developed.

VII. DEVELOPMENT PLAN APPROVAL

A verification of substantial compliance is only necessary if there is an addition to the permanent structures at some future time. If there is a 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 showing the general layout of the overall property.

VIII. SUCCESSORS IN TITLE

All successors in title to the property or any portion of the property shall be bound to all development standards and conditions of the PUD, as contained herein and in the Ordinance approving the same.

IX. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT

The justification for the PUD zoning district which provides for a written description of the intended plan of development and site plan 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.

X. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan.

The site is designated IBP (Industrial Business Park) according to the Future Land Use Map portion of the Comprehensive Plan. A Small Scale Land Use Amendment to the CGC Land Use Category has been submitted along with this Application for Rezoning to PUD.

B. Consistency with the Concurrency Management System.

Site developed.

C. Allocation of Residential Land Use.

Not applicable.

D. Internal Compatibility/Vehicular Access.

The site has been designed with good planning practices and principals, with regards to land planning requirements for internal compatibility and vehicular access.

E. External Compatibility/Intensity of Development.

The uses proposed are consistent with other commercial developments in the surrounding area. This proposal provides for a commercial service and retail facilities on an existing developed site. There is adequate setbacks and buffering adjacent to contiguous uses.

F. Recreation/Open Space.

Not applicable.

G. Impact on Wetlands.

There is not any impact to the existing wetlands on the subject property.

H. Listed Species Regulations

A wildlife and protected species survey is not required for this site, as the same is less than the 50 acre threshold, as stated in the Comprehensive Plan.

I. Off-Street Parking & Loading Requirements.

The parking requirements for this development shall be consistent with the provisions described within the PUD written description herein. The subject property has been developed for some time and adequate parking is provided.

J. Sidewalks, Trails, and Bikeways.

Sidewalks and pedestrian maneuverability is provided on site. Trails and bikeways are not applicable to this site.

K. Stormwater Retention.

Not applicable. The subject property is developed and there is no increase in the impervious surface.

L. Utilities.

Potable water, sanitary sewer and electric will be provided by JEA.