

EXHIBIT D**WRITTEN DESCRIPTION****For****McCargo Street PUD****October 11, 2024****I. PROJECT DESCRIPTION**

- A. The applicant proposes to rezone approximately 1.28 +/- acres located along McCargo Street North and Driggers Street from Commercial Community/General-1 (CCG-1) to Planned Unit Development ("PUD"). The subject properties, located at 142 and 154 McCargo Street North (005503-0000 and 005499-0000) are currently zoned CCG-1 with a Community General Commercial (CGC) land use designation. This PUD rezoning seeks to rezone the subject property from CCG-1 to PUD, thereby permitting outside retail sales and storage of artificial turf and converting the existing night club into a restaurant. The outside retail sales and service will be appropriately screened from residentially zoned properties. The Applicant may be requesting a road closure to the north of 154 McCargo Street North after this rezoning. This will close this portion of Oklahoma Street, which is currently not open and would become a potential future expansion area. Additionally, the proposed development will mirror the northwardly adjacent property (216 McCargo Street North) which is currently zoned Commercial Community/General-2 (CCG-2) and has a current land use of Community General Commercial (CGC).

As described below, rezoning the subject parcel to PUD is necessary to allow the proposed uses, which are appropriate and compatible with the surrounding area as there are other commercial properties and properties with an outside storage use in the area. The current CCG-1 zoning is not the highest and best use for the subject property with CCG-2 zoning to the north. The proposed PUD will be compatible with the surrounding commercial uses along McCargo Street North. The proposed project is located in the Suburban Area Development Area and meets the intent of this designation as there is an existing mix of non-residential uses in the area.

The proposed PUD will generally emulate the site development criteria found in the CCG-2 zoning district in the City of Jacksonville's Zoning Code. However, this PUD requests two deviations. One deviation from Part 6 of the City of Jacksonville' Zoning Code and one deviation from Part 12 of the City of Jacksonville's Zoning Code. It is understood, per section 656.607(k), the driveway aisle width for parking with a 90-degree parking angle is required at 24 feet in width. Due to existing conditions, the proposed PUD will provide 21 feet in width for the driveway aisle located along Driggers Street at 142 McCargo Street North, requesting to reduce this requirement by three (3) feet. The strip of land between the property line and right-of-way will be green space. Additionally, it is understood, per Section 656.1215(a)(1)(2)(3),

perimeter landscaping is required with the landscape area less than ten (10) square feet for each linear foot of vehicle use area (VUA) street frontage, 50 percent of which shall be at least a five-foot wide strip abutting the street right-of-way except for driveways; a durable opaque landscape screen along at least 75 percent of the street frontage excluding driveways; and no less than one (1) tree located within 25 feet of the street right-of-way, for each 50 linear feet of VUA street frontage. Due to existing site conditions, this PUD is proposing to reduce the landscape area to zero (0) square feet, with no screening along Driggers Street frontage, and zero (0) trees along Driggers Street frontage. These deviations are necessary to conform to the current layout and parking requirements for the intended uses.

Surrounding land use designations, zoning districts and existing uses are as follows:

	Land Use	Zoning
South	LDR	RLD-60
East	LDR	RR-Acre
North	CGC	CCG-2
West	LDR	RLD-60

Project Team

Applicant	Planning Team	Engineer Team
Jax Turf LLC 55 SW 3 rd Street Pompano Beach, FL 33060	Kimley-Horn & Associates, Inc. 12740 Gran Bay Pkwy W, Ste 2350 Jacksonville, FL 32258	Kimley-Horn & Associates, Inc. 12740 Gran Bay Pkwy W, Ste 2350 Jacksonville, FL 32258

- B. Current Land Use Category: Community General Commercial (CGC)
- C. Current Zoning District: Commercial Community/General-1 (CCG-1)
- D. Requested Zoning District: Planned Unit Development (PUD)
- E. Real Estate Numbers: 005503-0000 & 005499-0000

II. QUANTITATIVE DATA

- A. Total Acreage: +/- 1.28 acres
- B. Maximum Density: N/A
- C. Total number of dwelling units: N/A

- D. Total amount of non-residential floor area: Up to 10,000 square feet
- E. Total amount of recreation/open space: N/A
- F. Phase schedule of construction (include initiation dates and completion dates):

The Applicant is proposing development of this project within 10-years; however, market conditions will dictate the actual pace of development.

III. STATEMENTS

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

The Proposed PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. The proposed PUD differs from the usual application of the Zoning Code in that it binds the Applicant and successors to the PUD Written Description, Phasing Schedule, and Concept Plan.

The proposed PUD requests one deviation from Part 6 and one deviation from Part 12 of the City of Jacksonville’s Zoning Code. The first deviation from the Zoning Code requests relief from Section 656.607(k) – design standards for off-street parking. Section 656.607(k) of the City of Jacksonville’s Zoning Code requires parking spaces at 90-degrees to have a minimum driveway aisle width of 24 feet. Due to existing site conditions, to provide the required number of parking spaces, this PUD is requesting to reduce this driveway width located along Driggers Street to 21 feet. This reduction is necessary to ensure safe maneuverability for visitors within the site.

The second deviation is from Section 656.1215 – perimeter landscaping. Per Section 656.1215(a)(1) the perimeter landscaping adjacent to Driggers Street is required to provide a landscaped area of not less than ten (10) square feet for each linear foot of VUA street frontage, 50 percent of which shall be at least a five-foot wide strip abutting the street right-of-way except for driveways. The existing site conditions are not compatible with providing this landscaped area along Driggers Street, though, there will be a portion of the right-of-way along Driggers Street that will serve as a buffer from the road frontage and the property line. Section 656.1215(a)(2) requires a durable opaque landscape screen along at least 75 percent of the street frontage excluding driveways. Again, due to the existing layout of the site, this PUD is requesting to not provide the durable visual screening but will rather provide efficient parking and maneuverability on the site. Lastly, Section 656.1215(a)(3) requires no less than one tree, located within 25 feet of the street right-of-way, for each 50 linear feet, or fraction thereof, of VUA street frontage. The frontage along Driggers Street is 100 feet, therefore requiring two (2) trees. To provide efficient access and maneuverability within the drive aisle, the proposed PUD is requesting to reduce the number of trees along Driggers Street to zero (0). The trees will be relocated elsewhere on the site.

- 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.

All facilities on this site will be privately owned, operated and managed.

IV. USES AND RESTRICTIONS

A. Permitted Uses

All permissible uses will be generally consistent with Section 656.313.A.V(a) of the City of Jacksonville’s Zoning Code and more specifically described below.

Permitted Uses:

- (1) Commercial Retail Sales and Service Establishments.
- (2) Veterinarians and animal boarding kennels meeting the performance standards and development criteria set forth in Part 4 of the City’s Zoning Code.
- (3) Fruit, vegetable, poultry or fish markets.
- (4) All types of professional and business offices.
- (5) 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.
- (6) Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4 of the City’s Zoning Code.
- (7) Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
- (8) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- (9) Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4 of the City’s Zoning Code.
- (10) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
- (11) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the City’s Zoning Code.
- (12) Private clubs.
- (13) Churches, including a rectory or similar use.
- (14) Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4 of the City’s Zoning Code.
- (15) Vocational, trade and business schools.
- (16) Banks, including drive-thru tellers.
- (17) A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
- (18) Outside storage in conjunction with a retail use.

B. Permissible Uses by Exception:

Permissible uses by exception shall be consistent with Section 656.313.A.V.(c) of the City of Jacksonville's Zoning Code, unless specified above as a permissible use.

Permissible uses by exception:

- (1) Residential treatment facilities or emergency shelter.
- (2) Rescue missions.
- (3) Day labor pools.
- (4) Crematories.
- (5) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
- (6) Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4 of the City's Zoning Code.
- (7) Travel trailer parks meeting the performance standards and development criteria set forth in Part 4 of the City's Zoning Code.
- (8) Automobile storage yards.
- (9) Bus, semi-tractor (but not trailer) or truck parking and/or storage.
- (10) Schools meeting the performance standards and development criteria set forth in Part 4 of the City's Zoning Code.
- (11) Manual car wash.
- (12) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4 of the City's Zoning Code.

C. Permitted Accessory Uses and Structures:

Permitted accessory uses and structures shall be consistent with Section 656.403 of the City of Jacksonville's Zoning Code.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum width and area: none
2. Maximum lot coverage by all building: none
3. Maximum impervious surface ratio (ISR)
 - a. 85%
4. Minimum yard requirements (building setbacks)
 - a. Front—None
 - b. Side—None
 - c. Rear—10 ft
5. Maximum height of structures
 - a. 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 City of Jacksonville's Zoning Code. The proposed restaurant and outside retail sales and services will provide off-street shared parking. The proposed restaurant will

be approximately 3,920 square feet and have approximately 131 patron seats, requiring 33 parking spaces, and approximately 20 employees at peak shift hours, which requires an additional 10 spaces. The proposed outside retail sales and service has a proposed small structure, less than 3,000 square feet, on site requiring one (1) parking space. Therefore, the proposed restaurant and outside retail sales and service establishments will require 44 parking spaces. As shown on the PUD Site Plan, the proposed development will provide approximately 48 off-street parking spaces, two of which will be ADA parking spaces.

2. Vehicular Access.

Vehicular access to the subject properties shall be by way of McCargo Street North and Driggers Street, as generally depicted on the PUD Site Plan.

3. Pedestrian Access.

Pedestrian access shall be provided in accordance with the 2045 Comprehensive Plan.

C. Signs:

All sign design criteria and distances shall comply with Chapter 656, Part 13 of the City of Jacksonville's Zoning Code.

D. Landscaping:

The Property shall be developed in accordance with Part 12 (Landscape Regulations) of the Land Development Code. The requested deviations, 656.607(k) and 656.1215(a)(1)(2)(3) are outlined in Section 'III. Statements' of this Written Description.

E. Recreation and Open Space:

The proposed PUD rezoning is for commercial development and therefore recreation and open space will be provided as meeting the maximum 85% impervious surface ratio.

F. Utilities:

Water, Sanitary Sewer and Electric will all be provided by JEA.

G. Wetlands:

The project will follow the requirements of the St. Johns River Water Management District's wetland permitting process and requirements.

H. Stormwater:

The project will follow the requirements of the St. Johns River Water Management District's permitting process and requirements.

VI. DEVELOPMENT PLAN APPROVAL

With each request for PUD verification of substantial compliance, a preliminary development plan shall be submitted to the City of Jacksonville's Planning and Development Department identifying all then existing and proposed uses within the Property and showing the general overall layout.

VII. 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 2045 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding community.

- A. Is more efficient than would be possible through strict application of the Zoning Code;

The proposed PUD is more efficient than would be possible through strict application of the City of Jacksonville’s Zoning Code. The subject properties front along both McCargo Street North and Driggers Street. The property to the north of the subject properties is zoned CCG-2. Therefore, rezoning the subject properties to PUD, with uses emulating the CCG-2 zoning district, will permit the property to develop as its highest and best use, providing compatible commercial development with the established adjacent commercial property to the north. Additionally, two properties to the north (0 Cahoon Road), was successfully rezoned to a PUD (2019-0684) for outdoor vehicle storage. Rezoning to PUD will provide the necessary flexibility in site design to develop the property in a compatible and efficient manner.

- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

The proposed development is compatible with the commercial nature along McCargo Street North and will mirror the northwardly adjacent property that is zoned CCG-2 and has an existing land use of CGC. The proposed PUD will generally develop per the CCG-2 zoning requirements, matching the existing and entitled commercial development along McCargo Street North. Therefore, the proposed development will be compatible with surrounding land uses and will use intentional site design to improve the characteristics of the surrounding area.

- C. Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan.

The proposed PUD rezoning will promote the City of Jacksonville’s 2045 Comprehensive Plan by meeting the following objectives and policies:

Future Land Use Element Policy 1.1.9

Promote the use of Planned Unit Developments (PUDs) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic Impacts
- Site Access

- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout
- Opportunities for physical activity, active living, social connection, and access to healthy food

The proposed PUD rezoning will permit the intended restaurant and outside retail sales and storage of artificial turf within the established commercial area along McCargo Street North. Additionally, the proposed rezoning is surrounded by existing development fronting along McCargo Street North and Cahoon Road North. Therefore, the proposed project will classify as infill development, thereby fulfilling this policy.

Future Land Use Element Policy 1.1.15

Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

The subject parcels are infill parcels. Developing these parcels into a commercial use is not considered urban sprawl and meets the intent of the policy above.

Additionally, many of the policies in the Comprehensive Plan encourage infill development. The parcel with RE #005499-0000 serves as a good example of infill development as it is vacant and located in a developed area. Ultimately, developing and redeveloping these parcels into the proposed commercial uses will make it compatible with the surrounding uses while meeting the Comprehensive Plan.

Future Land Use Element Policy 1.1.17

Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.

The subject parcels are located in the Suburban Area (SA) and adheres to the intent of development in this designation, while preventing urban sprawl. Additionally, the subject properties are located in a developed area with existing commercial uses and therefore will be considered infill development.

Future Land use Element Policy 1.1.22

Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system, and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

As stated in the above policy, the proposed development will be compatible with the SA Development Area by providing infill development that will discourage urban sprawl within an area with a mix of non-residential uses as there is commercial development to the north and Public Buildings and Facilities to the northeast – Jacksonville Electric Authority (JEA) plant.

Future Land Use Element Objective 1.6

The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The proposed amendment meets this objective as the parcels are located along McCargo Street North with existing non-residential uses. The subject parcel with RE# 005499-0000 is currently vacant but located in an area with existing commercial development and the subject parcel with RE# 005503-0000 has an existing structure. This site will be redeveloped to the best use and therefore, the proposed PUD rezoning qualifies as infill development in a location with existing commercial infrastructure, utilities, and public facilities and meets the intent of this policy.

Future Land Use Element Policy 3.2.2

The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

The subject parcels are proposing commercial development fronting along McCargo Street North, within an established commercial area in which the proposed commercial development is compatible. The subject parcels are south of established commercial development, including a roofing company and a mobile fleet and maintenance company. Therefore, the subject properties meet this policy by proposing commercial development in an existing commercialized area.

- D. The project will have internal and external compatibility.

The project is designed to provide internal traffic design to accommodate the project and serve as a mechanism for well thought out traffic patterns. The site will be redeveloped to ensure efficient maneuverability between the two properties and two uses.

EXHIBIT F

PUD Name

McCargo Street PUD

Land Use Table

Total gross acreage	1.28 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	1.28 Acres	100 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0 Acres	0 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	10,000 Sq. Ft.	18 %