

EXHIBIT D
WRITTEN DESCRIPTION
For
103rd Street Commercial Redevelopment PUD
October 8, 2024

I. PROJECT DESCRIPTION

A. The applicant proposes to rezone approximately 2.74 +/- acres located along 103rd Street from Commercial Community/General-2 (CCG-2) and Commercial Office (CO) to Planned Unit Development (“PUD”). The subject properties (013486 0000, 013489 0015, 013490 0000, 013493 0000, 013498 0000, and 013499 0000) front along 103rd Street, a portion of Old Middleburg Road North, and Firetower Road. The subject properties are currently zoned Commercial Community/General-2 (CCG-2) and Commercial Office (CO) with Community/General Commercial (CGC) land use. This PUD application seeks to rezone the subject properties to PUD, thereby permitting the property to redevelop fully as commercial. As the subject properties front along 103rd, an established commercial corridor, the proposed PUD is appropriate and compatible to the surrounding commercial development.

As described below, rezoning the subject properties to PUD is necessary to allow the proposed project which is appropriate and compatible with the surrounding area uses, as some of the subject properties are split zoned while others are zoned CO. Parcels 013486 0000 and 013493 0000 are zoned CO, while a portion of 013489 0015, a portion of 013490 0000, and a portion of 013499 0000 with CO zoning does not provide the highest and best zoning for these properties. The proposed PUD will be compatible with the surrounding commercial uses along 103rd Street. The proposed project is located in the Suburban Area (SA) Development Area and meets the intent of this designation, as the site will be serviced by City water and City sewer, is located along a roadway classified as a collector or higher – 103rd Street is a minor arterial – and is located in an area with existing non-residential uses.

The proposed PUD will generally emulate the site development criteria as specified for CCG-1 zoning in the City of Jacksonville’s Zoning Code with the addition of auto laundry, drive-thru and outside service as permitted uses. This PUD will essentially reduce the commercial intensity for these parcels fronting 103rd Street as they are zoned CCG-2.

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

| | Land Use | Zoning |
|--------------|-----------------|---------------|
| South | CGC | CCG-2 |
| East | CGC | CCG-1/CCG-2 |
| North | MDR | RLD-60 |
| West | CGC | CCG-2/CO |

Project Team

| Applicant | Planning Team | Engineer Team |
|---|---|--|
| Brightwork Real Estate 3708 W. Swann Avenue Tampa, FL 33609 | Kimley-Horn & Associates, Inc. 12740 Gran Bay Pkwy W, Ste 2350 Jacksonville, FL 32258 | Skiles Engineering, LLC 217 Country Club Park, #306 Birmingham, AL 35213 |

- B. Current Land Use Category: Community/General Commercial (CGC)
- C. Current Zoning District: Commercial Community/General-2 (CGC-2) & Commercial Office (CO)
- D. Requested Zoning District: Planned Unit Development (PUD)
- E. Real Estate Numbers: 013486 0000, 013489 0015, 013490 0000, 013493 0000, 013498 0000, and 013499 0000

II. QUANTITATIVE DATA

- A. Total Acreage: +/- 2.74 acres
- B. Maximum Density: N/A
- C. Total number of dwelling units: N/A
- D. Total amount of non-residential floor area: Maximum 30,000 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 in one five-year phase. 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. However, the parcel lines shown on the site plan are conceptual and subject to change.

The proposed PUD requests to have the entire site redeveloped as commercial. The permitted uses will emulate the CCG-1 Zoning District, a less intense commercial district than what is currently allowed on site. Additionally, this PUD requests to remove the parking maximums as set forth in Section 656.604 of the City of Jacksonville's Zoning Code. Finally, this PUD requests to allow shared parking within the site as a whole. All commercial parking can be shared between all parcels within the site as long as code requirements are followed.

- 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.IV.a of the City of Jacksonville's Zoning Code and more specifically described below.

Permitted Uses:

- (1) Auto laundry.
- (2) Commercial retail sales and service establishments with a drive-thru and permanent outside sale and service.
- (3) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (4) 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.
- (5) Hotels and motels.
- (6) Art galleries, museums, community centers, 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 of the City's Zoning Code.
- (9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4 of the City's Zoning Code.
- (10) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- (11) 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.
- (12) 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.
- (13) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- (14) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4 of the City's Zoning Code.
- (15) Personal property storage establishments meeting the performance development criteria set forth in Part 4 of the City's Zoning Code.

- (16) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (17) 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.
- (18) Churches, including a rectory or similar use.
- (19) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4 of the City's Zoning Code.
- (20) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
- (21) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- (22) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4 of the City's Zoning Code.
- (23) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4 of the City's Zoning Code.
- (24) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4 of the City's Zoning Code, Section 656.421.
- (25) Service garages for minor or major repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
- (26) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4 of the City's Zoning Code.
- (27) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the City's Zoning Code.

B. Permissible Uses by Exception:

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

Permissible uses by exception:

- (1) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
- (2) Residential treatment facilities and emergency shelters.
- (3) Multi-family residential integrated with a permitted use.
- (4) Crematories.
- (5) Manual car wash.
- (6) Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
- (7) Recycling collection points meeting the performance standards and development criteria set forth in Part 4 of the City's Zoning Code.

- (8) Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
- (9) Blood donor stations, plasma centers and similar uses.
- (10) Private clubs.
- (11) Billiard parlors.
- (12) Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
- (13) Schools meeting the performance standards and development criteria set forth in Part 4 of the City's Zoning Code.
- (14) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4 of the City's Zoning Code.
- (15) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4 of the City's Zoning Code.
- (16) Off-street parking lots not adjacent to residential districts or uses, 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 feet
- 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 Zoning Code. The PUD requests that there shall be no parking space maximums for any of the uses within this PUD. Per Part 6 of the Zoning Code, an auto laundry is required to provide a minimum of three (3) parking spaces for each 1,000 square feet of gross floor area. Parking within the PUD may be shared between uses.

2. Vehicular Access.

Vehicular access to the Property shall be by way of ingress and egress along 103rd Street, Firetower Road and Brannon Avenue, as generally depicted on the PUD Site Plan.

3. Pedestrian Access.

Pedestrian access shall be provided in accordance with the 2045 Comprehensive Plan. There is an existing sidewalk along 103rd Street and Old Middleburg Road North.

C. Signs:

All sign design criteria and distances shall comply with Chapter 656, Part 13 of the City of Jacksonville's Zoning Code. However, all signs proposed within the PUD may be multi-tenant/shared between all uses within the PUD. The wall signs facing Firetower Road shall be non-illuminated. Additionally, the multi-tenant sign proposed along Firetower Road shall follow the CO Zoning District requirement for signage being one nonilluminated or externally illuminated monument sign not exceeding a maximum of 24 square feet in area and 12 feet in height.

D. Landscaping:

The Property shall be developed in accordance with Part 12 (Landscape Regulations) of the Land Development Code. Additionally, no perimeter landscaping along internal property lines within the PUD boundary will be required, so as to provide a better transition between commercial uses.

E. Recreation and Open Space:

The proposed PUD rezoning is for commercial redevelopment 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 Zoning Code. The subject properties front along 103rd Street, Firetower Road, and Brannon Avenue and are across from and adjacent to properties currently zoned CCG-2. Therefore, rezoning the subject property will permit the property to redevelop into a cohesive retail area by providing compatible commercial development, while servicing the residential community. 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 of 103rd Street having CCG-2 and CO zoning with CGC land use throughout. The proposed PUD will generally develop per the CCG-1 zoning requirements, in addition to having auto laundry, drive-thru's, and permanent outside retail sale and service. This will be a slightly less intense commercial zoning intensity as the frontage along 103rd Street is primarily within the CCG-2 zoning district. Therefore, the proposed development will be compatible with surrounding land uses and will use intentional site design to improve the character 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 will permit the intended complimentary uses along this major commercial corridor. Furthermore, the innovative design of this redevelopment plans brings the site into conformance with FDOT access locations and requirements.

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 along an arterial roadway. Developing the subject properties into commercial uses is not considered urban sprawl and meets the intent of the policy's goal to prohibit scattered development and will instead create uses consistent with the nearby commercial development.

Additionally, many of the policies in the Comprehensive Plan encourage infill development. These parcels (013486 0000, 013490 0000, and 013493 0000) serve as a good example of infill development as they are vacant and located in a developed area. Ultimately, developing these parcels, in addition to the other subject parcels, into the proposed commercial uses will make the site compatible with the surrounding area 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. Additionally, the subject parcels are located in a developed area with existing commercial uses and therefore will be considered infill development.

Future Land Use Element Policy 1.2.8

Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

The subject parcels, located within the Suburban Area (SA) will be serviced by JEA for centralized wastewater collection and potable water distribution.

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 PUD meets this objective as the parcels are located along 103rd Street, a minor arterial roadway. The subject parcels, consisting of six total parcels has three properties that are currently vacant (013486 0000, 013490 0000, and 013493 0000) but located in an area with existing commercial development, in addition to the other three parcels (013489 0015, 013498 0000, and 013499 0000) with previous uses of office and retail sales and services of used automobiles. 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 parcel is proposing commercial redevelopment fronting 103rd Street, an established commercial minor arterial roadway in which the proposed commercial development is compatible with the surrounding area. The subject site is within an established commercial area, including, but not limited to, Circle K gas station and convenience store, Take 5 Oil Change, and Domino's Pizza. 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 compatibility as well as serve as a mechanism for well thought out, interconnected traffic patterns with the intended uses fronting 103rd Street.

EXHIBIT F

PUD name

103rd Street Commercial

| | | |
|---|---|-----------------------------------|
| Total Gross Acreage | <input type="text" value="2.74"/> acres | 100.00 % |
| Amount of each different land use by acreage | | |
| Single family | <input type="text" value="0.00"/> Acres | <input type="text" value="0"/> % |
| Total number of units | <input type="text" value="0"/> D.U. | |
| Multiple family | <input type="text" value="0.00"/> Acres | <input type="text" value="0"/> % |
| Total number of units | <input type="text" value="0"/> D.U. | |
| Commercial | <input type="text" value="2.39"/> Acres | <input type="text" value="87"/> % |
| Industrial | <input type="text" value="0.00"/> Acres | <input type="text" value="0"/> % |
| Other land use | <input type="text" value="0.00"/> Acres | <input type="text" value="0"/> % |
| Active recreation and/or open space | <input type="text" value="0.00"/> Acres | <input type="text" value="0"/> % |
| Passive open space, wetlands or ponds | <input type="text" value="0.35"/> Acres | <input type="text" value="13"/> % |
| Public and/or private right-of-way | <input type="text" value="0.00"/> Acres | <input type="text" value="0"/> % |
| Maximum coverage of non-residential buildings or structures | <input type="text" value="0.00"/> Sq. ft. | <input type="text" value="0"/> % |