

Exhibit “D”

PICKETTVILLE PUD

April 1, 2026

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 083325-0000
- B. Current Land Use Designation: LDR
- C. Proposed Land Use Designation: LI
- D. Current Zoning District: RLD-60
- E. Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Robert Ledwick II., (the “Applicant”) proposes to rezone approximately +/- 4.42 acres of property located on the corner of Old Kings Road and Pickettville Road from Residential Low Density 60 (“RLD-60”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for a development, which includes low intensity office and industrial uses. The PUD allows for uses in a manner that is internally consistent, compatible with surrounding external uses. It also provides for innovative site planning concepts that will create an aesthetically pleasing environment. The PUD shall be developed in accordance with this PUD Written Description and the PUD Site Plan which is attached as **Exhibit “E”** to this application.

The Property is proposed to be designated as Light Industrial (“LI”) on the Future Land Use Map (FLUM) of the 2045 Comprehensive Plan. The PUD shall be developed consistent with the applicable LI land use category of the 2045 Comprehensive Plan.

III. SITE SPECIFICS

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

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	BP	PUD	Commercial/Office/Industrial Parking
East	LDR	RLD-60	Residential/Industrial
North	LDR & LI	RLD-60/IL	Residential/Industrial Parking
West	LDR	RLD-60	Residential

IV. PERMITTED USES

A. Density/Intensity

This PUD, consistent with the provisions of the Future Land Use Element of the 2045 Comprehensive Plan per Section 656.322, will allow for a range of uses within LI.

B. PUD Site Plan

The PUD Site Plan is attached hereto as **Exhibit “E”**. The parcel designations are solely for the purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. Parcel size, configuration, and boundaries as shown on the PUD Site Plan may be modified as an administrative modification to the PUD, subject to the review and approval of the Planning and Development Department.

C. Statements

This PUD generally adopts Industrial Light zoning district with a focus on outdoor storage yards and lots including auto storage yards. The following provisions are modifications to the regular application of the IBP zoning district:

1. Outdoor storage yards and lots including auto, bus, truck, and boat storage yards (but not scrap processing yards or concrete batch mixing plants) if storage is completely enclosed by a six-foot fence.

D. Uses and Restrictions

Permitted Uses:

1. Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
2. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
3. Printing, publishing or similar establishments
4. Business and professional offices
5. Service establishments catering to commerce and industry, including linen supply, laundry and dry cleaning plants, freight movers, communications services, business machine services, hiring and union halls, employment agencies, sign companies.
6. Automobile service stations, major repair garages, mobile car detailing, auto laundry, and automated car wash meeting the performance standards and development criteria set forth in Part 4.

7. Vocational, technical, trade or industrial schools and similar uses.
8. Medical Clinics
9. Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
10. Building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.
11. Outdoor storage yards and lots including auto, bus, truck, and boat storage yards (but not scrap processing yards or concrete batch mixing plants) if storage is completely enclosed by a six-foot fence.
12. Banks, including drive-thru tellers.
13. Retail sales of heavy machinery, farm equipment and building materials including outside display.
14. Manual car and bus wash.
15. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
16. Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4.

Permissible Uses by Exception:

1. Care centers meeting the performance standards and criteria set forth in Part 4.
2. Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
3. Retail sales including outside display.
4. Fitness Centers

E. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure. Accessory uses shall be subject to the following:

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

2. Residential facilities (including not more than one mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.

F. Design Guidelines

1. Minimum lot width and area: None.

2. Maximum lot coverage by all buildings: None. Impervious surface ratio as required by Section 654.129.

3. Minimum yard requirements: None

4. Maximum height of structures: None.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided as shown on the PUD Site Plan via Pickettville Road. The locations and design of the access points, turn/deceleration lanes, and internal driveways as shown on the PUD Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connections, and internal drives shall be subject to the review and approval of Development Services and the Planning and Development Department.

B. Landscaping/Landscaped Buffers

Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code. A 10' buffer is provided on the South and West boundaries of the property as depicted on the Site Plan.

C. Signage

Signage shall be provided in accordance with the City of Jacksonville Zoning Code.

D. Modifications

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

E. Parking and Loading Requirements

Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended, with the following additional and superseding provisions:

1. There shall be no limit or maximum number of parking spaces for any use within the PUD.
2. Shared parking is permitted to satisfy parking required for multiple uses.

F. Lighting

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property.

G. Utilities

The Property is served by JEA.

VI. JUSTIFICATION FOR THE PUD REZONING

The PUD proposes the concept of existing uses with potential for new uses. Many best development and planning practices have been incorporated into the PUD including:

- Internal and external vehicular connectivity;
- Creation of employment opportunities; and
- The inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD.

Additionally, considering the urban nature of this site, the nature of the proposed development, the configuration and orientation of the proposed development, and other factors, are appropriate and compatible with abutting and nearby development.

VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Site Plan; it includes limitations on uses to ensure compliance with the IL land use category; it provides for maximum intensities; which are unique to the urban design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; it consolidates uses otherwise set forth in multiple, different zoning districts; it includes variations to the accessory use and performance standards provisions which are consistent with design of this PUD.

VIII. NAMES OF DEVELOPMENT TEAM

Agent: Curtis Hart, Hart Resources LLC

IX. LAND USE TABLE

A Land Use Table is attached hereto as **Exhibit “F.”** Acreages in Exhibit F are approximate.

X. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the IL land use category.

B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency and Mobility Management System regulations.

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the 2045 Comprehensive Plan.

D. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

E. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

F. Maintenance of Common Areas and Infrastructure: All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).

G. Impact on Wetlands: Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

H. Listed Species Regulations: The Property is less than fifty (50) acres in size, so a listed species survey is not required.

I. Parking Including Loading and Unloading Areas: The PUD provides ample off street parking.