

EXHIBIT D

PUD Written Description

ARGYLE FOREST STORAGE P.U.D.

Date: January 16, 2025

City Development Number:

I. PROJECT DESCRIPTION

The subject property, hereafter referred to as the "Property", is legally described on Exhibit 1. The Property is identified as land described under Real Estate Number 016488-0010. The owner of the Property is Argyle Property Group, Inc. The Property is undeveloped and is located on the northwest corner of Argyle Forest Boulevard and Ricker Road, just west of the RaceTrac Gas Station.

The applicant proposes to rezone approximately 6.73 acres of property from PUD to PUD to allow for the development of a personal storage facility and professional establishments that will serve existing and future residential development in the area. This PUD is necessary to limit the uses permitted on the subject property and to provide for a development scheme that is compatible with the character of the area.

II. USES AND RESTRICTIONS

A. Permitted Uses:

1. Personal Property Storage Facilities / Self-Storage Facilities
2. Medical and dental or chiropractor offices and clinics (but not hospitals).
3. Professional offices.
4. Business offices.
5. Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time provided and the gross floor area shall not exceed four thousand square feet.
6. Churches, including a rectory or similar uses.
7. Libraries, museums and community centers

8. Radio and television broadcasting studios and offices (but not antenna or transmitting facilities).
9. Banks, savings and loan institutions, and similar uses (including drive-through tellers).
10. Art galleries, dance, art, gymnastics, karate and martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
11. Vocational, trade or business schools.
12. Cosmetology and similar uses.
13. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
14. Employment office (but not a day labor pool).
15. Drive-through facilities in conjunction with a permitted or permissible use or structure.
16. Laundry mat
17. Cleaners/drop station
18. Sandwich shop/deli
19. Restaurants
20. Daycare
21. Gym, spa
22. Small retail shop
23. Video store
24. Computer store
25. Book store
26. UPS store/mailbox shop
27. Furniture/carpet store
28. Showrooms

B. Accessory Structures

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

C. 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, or to be located, on the Property.
2. Any request to deviated 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.

III. DESIGN GUIDELINES

A. Lot requirements:

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 feet
7. Maximum height of structure: 60 feet
8. Where the lot is adjacent to a residential district without an intervening street, a minimum yard of fifteen (15) feet shall be provided along the private property lines adjoining the residential district of which ten (10) feet along the property line adjoining the residential district shall not be used for principle uses and structures, off-street parking, loading or unloading. Storm water retention/detention, signs, driveways, and similar uses may be allowed subject to the review and approval of the Planning and Development Department. Further, in the event that the property is partitioned or that individual units within buildings are sold, the individual lots and/or units will be exempt from the minimum yard requirements except along the periphery of the PUD site.

B. Ingress, Egress and Circulation:

1. Parking Requirements:

- a. Parking for personal storage facilities shall be provided at a rate of 1 space per 250 square feet of office, plus one space per employee per shift. Otherwise, the parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- b. Shared parking may be utilized between parcels to achieve parking requirements provided that the required number of spaces shall be met on the overall site within the PUD.

2. Vehicular Access:

- a. Vehicular access to the Property shall be by way of Argyle Forest Boulevard, substantially 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.
- b. In the event of partitioning, cross-access will be permitted between individual lots. The location of access points and driveway connections may vary and the final location shall be subject to the review and approval of the City of Jacksonville Traffic Engineer.

1. Pedestrian Access:

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2010 Comprehensive Plan.

C. Signs

1. Signage will be as per the Commercial Community / General-1 (CCG-1) zoning district. The size and placement of directional signs are subject to the review and approval of the Planning and Development Department.

D. Landscaping

1. The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code; provided, however, that the required perimeter landscaping may be relocated elsewhere within the Property when ownership or occupancy of the Property is subdivided into separate parcels and reciprocal easements for access, ownership and maintenance are created among the separate parcels of the Property.
2. Notwithstanding the provisions of Part 12 of the Zoning Code, the location of the project landscaping may vary from the strict requirements of Part 12 and may be relocated to alternative placement to provide for improved site design

and function, but the relocation of required landscaping shall not result in a net reduction of the minimum required landscaping. The final landscape plan shall be subject to the review and approval of the Planning and Development Department.

E. Recreation and Open Space:

1. The PUD precludes residential development. Usable open spaces, plazas, and recreation areas will be constructed as per the goals and objectives of the Comprehensive Plan or as otherwise approved by the Planning and Development Department.

F. Utilities

1. Water, electric and sanitary sewer will be provided by Jacksonville Electric Authority (JEA).

G. Wetlands

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

H. Architectural Controls

1. Buildings, structures, and signage shall be constructed and painted with materials which are aesthetically compatible with a similar design and color scheme, primarily using masonry stucco or brick over frame design, subject to the review and approval of the Planning and Development Department.
2. Satellite dishes and other antennas which could be used for the reception of television and other similar broadcasts are prohibited unless such satellite dishes or antennas are located either on the rooftop or a side of a building which is not adjacent to a public right of way. Satellite dishes or antennas must be screened from view from adjacent properties. Satellite dishes or antennas located on the side of a building must be screened from any roadways by landscaping and/or opaque fencing which is aesthetically compatible with the other structures located, or to be located, on the Property.
3. Dumpsters, propane tanks, and similar appurtenances shall be kept behind substantially opaque enclosures composed of the same material and painted the same color as the structures located, or to be located, on the Property, such that the dumpster, propane tank, and similar appurtenances are screened from view from the surrounding roadways and adjacent properties.
4. Utility tracts, maintenance areas, and loading/unloading zones shall be screened from surrounding roadways by landscaping and/or opaque

fencing which is aesthetically compatible with other structures located on the Property.

IV. 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 existing and proposed uses within the Property, and showing the general layout of the overall Property.

V. JUSTIFICATION FOR PUD 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. Allows for a creative approach through the use of natural features of the site with existing vegetation and existing topography;
- B. Provides a more desirable environment than would be possible through the strict application of the minimum requirements of the Zoning Code by creating buffers, landscaping, and/or recreation and open space that are more appropriate than would be required through a straight zoning;
- C. Allows for an effective use of the land, resulting in less environmental impacts
- D. Provides an environment that is characteristic of the surrounding area;
- E. Supports the retention of property values by providing needed services and support for the surrounding residences and businesses in the area; and
- F. Enhances the appearance of the area through the preservation of natural features, vegetation, and by using existing TOPO and grade in order to develop the project.
- G. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.
- H. Specifically, the PUD complies with the following goals, objectives, and policies of the Comprehensive Plan, Future Land Use Element:

1. Policy 1.1.8: Require that all new non-residential projects be developed in either nodal areas, in appropriate infill locations, or as part of mixed or multi- use developments such as Planned Unit Development (PUDs) as described in this element.
2. Policy 1.1.10: Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques.
3. Objective 3.2: Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
4. Policy 3.2.2: The City shall promote the infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.
5. The Property is located along Argyle Forest Boulevard at the intersection with Rampart Road. Both highways are classified as collector roadways. The Property is an ideal site for infill commercial development using a PUD to ensure development that is compatible with neighboring properties. The PUD will serve and support the residential development in the nearby area provide employment and leisure opportunities to area residents.

VI. **PUD REVIEW CRITERIA**

- A. Consistency with Comprehensive Plan. The proposed land use category is Community General Commercial (CGC), which specifically allows for a wide range of development including offices, highway commercial, entertainment and other types of commercial development. If the PUD is approved, the site will be consistent with the CGC land use category and the Comprehensive Plan.
- B. Consistency with the Concurrency Management System. The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency Management System Office (CMSO), and it has been assigned City Development Number.
- C. Allocation of Residential Land Use. There is no residential component to this PUD.
- D. Internal Compatibility/Vehicular Access. The proposed PUD contains limitations on the commercial uses permitted on the subject property as well as a common development scheme, which contains provisions for signage, landscaping, sidewalks, and other issues relating to common

areas and vehicular and pedestrian traffic. In the event of partitioning, cross-access easements will be provided between properties. The site will have vehicular access from Argyle Forest Boulevard and from Rampart Road. In the event of partitioning, cross-access will be permitted between individual lots. The location of access points and driveway connections may vary and the final location shall be subject to the review and approval of the City of Jacksonville Traffic Engineer.

- E. **External Compatibility/Intensity of Development.** The Property is located in an established residential area along Argyle Forest Boulevard at Rampart Road. This development will serve the commercial needs of nearby residential communities. The site will be landscaped so as to be compatible with neighboring uses. The Property is located along Argyle Forest Boulevard at Rampart Road. The Property is adjacent to the Villages of Argyle PUD, which provides for a mixture of residential, commercial, and industrial uses. The PUD restricts commercial development and will be appropriately landscaped so as to complement surrounding development.
- F. ***Recreation/Open Space.*** The PUD precludes residential development. Usable open spaces, plazas, and recreation areas will be constructed as per the goals and objectives of the Comprehensive Plan or as otherwise approved by the Planning and Development Department.
- G. ***Impact on Wetlands.*** Efforts will be made to leave wetlands undisturbed. Development that would impact wetlands will be permitted through the local, state, and federal agencies with jurisdiction.
- H. ***Listed Species Regulations.*** The Property contains less than 50 acres and therefore a listed species survey is not required
- I. ***Off-Street Parking and Loading Requirements.*** The site will comply with Part 6 of the Zoning Code except as noted in Section III.B. or as otherwise approved by the Planning and Development Department. Shared parking may be utilized between parcels to achieve parking requirements provided that the required number of spaces shall be met on the overall site within the PUD.
- J. ***Sidewalks, Trails, and Bikeways.*** Sidewalks will be constructed as per the goals and objectives of the 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.
- L. ***Utilities.*** The Jacksonville Electric Authority (JEA) will provide potable water service and sewer service

EXHIBIT F

PUD Name

Argyle Forest Storage PUD

Land Use Table

Total gross acreage	6.73 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	3.3 Acres	49 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	
Passive open space	3.43 Acres	51 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	60,000 Sq. Ft.	20 %