

EXHIBIT D

WRITTEN DESCRIPTION

For

Community and Veteran Empowerment Center PUD

March 5, 2026

I. PROJECT DESCRIPTION

- I. The applicant proposes to rezone approximately 0.45 acres (the “property” or “site”) located at 1265 Kings Road from Commercial Community/General-2 (CCG-2) to Planned Unit Development (PUD) to redevelop the site with the Jacksonville Urban League’s new Community and Veteran Empowerment Center. The property is located in the Durkeeville neighborhood, an area which has dealt with years of economic decline, health challenges, and limited access to resources. The proposed Center will provide services and community support to address these challenges.

The Center is intended to provide mental-health services, job readiness programs, small-business support, technological affluence opportunities, and benefit navigation under one roof, making it easier for community members to get the help they need without navigating multiple disconnected systems. The project design emphasizes openness and trust—creating indoor and outdoor spaces where people can meet, learn, gather, and take part in shaping their community’s future.

With strong connections to nearby institutions like Edward Waters University and alignment with broader city initiatives such as the Emerald Trail and Urban Core Vision Plan, the Center aims to serve as a stabilizing civic presence and a spark for reinvestment along Kings Road. Ultimately, the project’s goal is simple: to give the community a place that supports their well-being, strengthens local opportunity, and restores a sense of momentum and possibility.

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

South: Land Use is CGC and LI; Zoning is CCG-2 and LI; Property Use is commercial and light industrial.

East: Land Use is CGC; Zoning is CCG-2; Property Use is multi-family residential and commercial.

North: Land Use is CGC and MDR; Zoning is CCG-2 and RMD-A; Property Use is church, vacant land, and single-family residential.

West: Land Use is CGC; Zoning is CCG-2; Property Use is Commercial.

A. Project Team:

- a. Owner: Jacksonville Urban League Economic and Community Development Foundation, Inc.; 903 Union Street West, Jacksonville, FL, 32204
- b. Engineer: Kimley-Horn & Associates, Inc.; 12740 Gran Bay Parkway W., Ste 2350, Jacksonville, FL 32258
- c. Planning Team: Kimley-Horn & Associates, Inc.; 12740 Gran Bay Parkway W., Ste 2350, Jacksonville, FL 32258

II. Current Land Use Category: Community/General Commercial (CGC)

III. Requested Land Use Category: N/A

IV. Current Zoning District: Commercial Community/General-2 (CCG-2)

V. Requested Zoning District: Planned Unit Development (PUD)

VI. Real Estate Number(s): 053955 0000

II. QUANTITATIVE DATA

A. Total Acreage: +/- 0.45 acres

B. Maximum Density: N/A

C. Total number of dwelling units: N/A

D. Total amount of non-residential floor area: 20,000 square feet

E. Total amount of recreation/open space: N/A

F. Phase schedule of construction (include initiation dates and completion dates):

This Applicant anticipates the development of this project may be completed in one (1) phase with one (1) year or may be phased over several years.

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 will emulate the permitted uses within the CCG-2 Zoning District. However, several uses have been removed as the uses would not be viable within the surrounding area of the project site. The permitted uses that are proposed to be removed are as follows:

- Truck stops
- Major automotive repair
- Indoor and outdoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses
- Racetracks for animals or vehicles
- Adult entertainment
- Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code

Additionally, there are several permissible by exception within the CCG-2 Zoning District that are proposed to be removed, as well. Those permissible uses by exception are as follows:

- Residential treatment facilities or emergency shelter
- Rescue missions
- Day labor pools
- Crematories
- An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption
- Automobile storage yards
- Bus, semi-tractor (but not trailer) or truck parking and/or storage

- Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code
- Nightclubs
- An establishment or facility which includes the retail sale of all alcoholic beverages, not in conjunction with a restaurant, including liquor, beer or wine for on-premises consumption or off-premises consumption or both
- Manual car wash
- Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4

Further, the proposed PUD differs from Part 12 of the Zoning Code. This site was developed with a structure and impervious area that takes up the entire lot, as this impervious area is still covering the entire lot, this proposed PUD is requesting to waive certain sections from Part 12. Specifically, this PUD is requesting to waive Sec. 656.1214, Sec. 656.1215, and Sec. 656.1216 of the Zoning Code. These three Sections provide the requirements for vehicular use area interior landscaping, perimeter landscaping, and buffer standards relating to uncomplimentary land uses and zoning. Instead, this site has reduced the 100 impervious surface area (ISR) to 95% ISR and will be providing raised planters and/or planting beds around the site to provide a visual appeal in lieu of the waived landscaping Sections mentioned above and in the landscaping Section of this PUD.

The PUD and site plan are based on a request to apply an ISR of 95% rather than the 85% ISR as required by Section 654.129 of the Code of Subdivision Regulations. This increase in ISR is due to the existing site conditions. The existing ISR on the site is currently 100%; this will provide a 5% reduction in ISR. With the limited availability for development and the unique shape of the lot, this request seeks to waive the ISR standards, aiming to optimize land use while maintaining adherence to overall community planning objectives.

This site is located off 3rd Street West, with access only to 3rd Street West. There is an adjacent multi-family residential development to the east with the building directly on the property line. Therefore, this PUD is requesting to waive Section 654.115(f) which requires cross access to commercial parcels. This access would not provide a benefit to any parcel or establishment in this area. As the only abutting parcels are multi-family residential developments, it would serve no purpose to provide cross access between the proposed commercial use and the adjacent development.

The proposed development must retrofit the proposed use on a unique shaped lot. Because of this unique shape, parking cannot efficiently be provided on the

lot. Therefore, this PUD is requesting to waive Section 656.604(d)(6) of the City of Jacksonville's Zoning Code. However, there are sixteen (16) parking spaces provided on the north side of the lot that are partly on the property and partly on the right-of-way. Therefore, this PUD plans to waive Section 656.607(m)(3) of the City of Jacksonville's Zoning Code. It is important to note that the site plan has been reviewed with the City Engineer, and they have agreed that the 18-foot spaces perpendicular to Third Street West are acceptable.

This PUD plans to emulate the Commercial Community General-2 (CCG-2) Zoning District. This Zoning District requires "Where the lot is adjacent to a residential district without an intervening street, a minimum yard of 25 feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening or retention may be permitted in the required yard." This PUD requests to waive Section 656.313(A)(V.)(f)(iv) as the proposed development has site constraints due to the unique shape of the lot and the setback would place a hardship on the Applicant as there would not be a substantial benefit to the adjacent residential development.

- 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 and Permissible Uses by Exception:

1. Commercial Retail Sales and Service Establishments.
2. Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
3. Service stations, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.

4. Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges.
5. Fruit, vegetable, poultry or fish markets.
6. All types of professional and business offices.
7. 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.
8. Hotels and motels.
9. Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
10. Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
11. Boatyards.
12. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
13. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
14. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
15. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
16. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
17. Private clubs.
18. Churches, including a rectory or similar use.
19. Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.

20. Vocational, trade, and business schools, and similar uses.
21. Banks, including drive-thru tellers, and similar uses.
22. A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
23. An establishment or facility which includes the retail sale of beer or wine for off-premises consumption.
24. The sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
25. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
26. Art galleries, museums, community centers, dance, art or music studios. (CCG-1).
27. Express or parcel delivery offices and similar uses (but not freight or truck terminals).

B. Permissible uses by exception:

1. Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
2. Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
3. Schools meeting the performance standards and development criteria set forth in Part 4.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. This PUD will generally follow the City of Jacksonville CCG zoning categories
 - i. Minimum width and area.
 - a. None
 - ii. Maximum lot coverage by all buildings and structures.
 - a. None
 - iii. Maximum impervious surface ratio (ISR):
 - a. 95%
 - iv. Minimum yard requirements (building setbacks)

- a. Front—None
- b. Side—None
 - i. This PUD is requesting to waive the 25-foot setback adjacent to residential Zoning Districts and rather provide no setback along the side yards, which is still consistent with CCG-2.
- c. Rear—0 feet
- v. Maximum height of structures
 - a. 60 feet

B. Parking, Ingress, Egress and Circulation:

1. Parking Requirements.

This PUD is requesting to waive Section 656.604(d)(6) – the number of off-street parking spaces required for the ‘community center, meeting rooms, recreational facilities’ use. The proposed community and veteran empowerment center will provide on-street parking as approved by the City Engineer. This site is proposing sixteen (16) parking spaces that will be 18 feet long and perpendicular to 3rd Street West. However, it is anticipated that the majority of the nearby visitors will use the bus stop along King Road or walk to the site. This site is located in a very walkable area and part of a traditional gridded neighborhood, which is also next to the Emerald Trail. This development is intended to serve the surrounding community and be highly accessible without needing a car to get to the site.

2. Vehicular Access.

The proposed project includes vehicular access by way of 3rd Street West, as generally depicted on the PUD Site Plan. Additionally, this PUD is requesting to waive the cross access, as required by Section 654.115(f), as the adjacent parcel would not benefit from this access and would not be advantageous for the proposed development.

3. Pedestrian Access.

Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan. Sidewalks are shown on the PUD Site Plan along 3rd Street West and Kings Road.

C. Signs:

This PUD shall be consistent with the requirements of Part 13 of the City of Jacksonville's Zoning Code. Specifically, this PUD will emulate the CCG Zoning District requirements for signage. These requirements allow the following:

- 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 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.
- Wall signs are permitted.
 - Wall signs shall not exceed ten percent of the square footage of the occupancy frontage or respective side of the building abutting a public right-of-way or approved private street.
- 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 the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.
- Signs shall not exceed 50 feet in maximum height above the level of the adjacent ground.
- No sign shall be located within 25 feet of any intersection of two or more right-of-way lines, nor shall any sign or flag be located closer than ten feet from any street right-of-way.

D. Landscaping:

The property is requesting to waive all vehicular use area interior landscaping requirements (Sec. 656.1214), perimeter landscaping requirements (656.1215), and buffer standards relating to uncomplimentary land uses and zoning requirements (Sec. 656.1216). All other landscaping requirements will follow Part 12 of the City of Jacksonville's Zoning Code.

The current site conditions result from the site previously being developed as continuous store fronts along Kings Road. The previous development was demolished around 2018, resulting in a highly impervious surface area. Since 2018, the site has remained vacant.

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 95% 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

- a. With each request for verification of substantial compliance with the PUD (PUD Verification), 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 property is located at the corner of Kings Road and 3rd Street West; however, 3rd Street West ends in a cul-de-sac. The current site is zoned CCG-2, therefore, rezoning the site to emulate the CCG-2 Zoning District will permit the property to develop as its highest and best use, providing compatible commercial development with the established area. Additionally, the proposed use of a community and veteran empowerment center within an area with residential dwellings will assist in providing an additional service and public benefit to the surrounding area. Through rezoning the entire property to PUD, the property

can be used more efficiently than strict application of the Zoning Code by providing appropriate and compatible design standards.

- 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 Kings Street as this portion of Kings Street has a CGC land use and the proposed PUD development will mirror the land use pattern of surrounding properties zoned CCG-2. As the proposed PUD will generally develop per the CCG-2 zoning requirements, this will match the existing and entitled commercial development along Kings Street. 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.

Many of the policies in the Comprehensive Plan encourage infill development. This parcel serves as a good example of infill development as it is vacant and located amongst developed parcels. 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 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.

And

Infrastructure Element Policy 1.6.6

The City shall, through modifications to Building and Zoning Codes and Land Development Procedures Manual, pursue redevelopment and renewal in areas already serviced by utilities to attain the optimum use of existing services and promote urban infill.

The subject parcel is located along Kings Street – a principal arterial roadway. This parcel is suitable for infill commercial development along a classified roadway, as well as remaining consistent with the surrounding commercial and residential development.

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 rezoning meets this objective as the parcel is located along a principal arterial roadway (Kings Street) and within a very short distance of a collector roadway – Myrtle Avenue South in a location with existing commercial, residential, and light industrial development. Therefore, the proposed PUD rezoning proposes commercial development in an infill location that is underutilized land with existing infrastructure and public facilities.

FLUE Policy 1.1.9

Promote the use of Planned Unit Developments (PUDs), 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

This PUD rezoning application proposes to allow commercial uses within the subject property. Specially, the PUD site plan lays out the proposed community

center request to service the surrounding residential neighborhood while considering the criteria listed above. Therefore, the proposed project promotes innovative site planning to allow for appropriated combinations of complimentary land uses, 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 parcel is an infill parcel along a principal arterial roadway. Developing this parcel into a commercial use is not considered urban sprawl and meets the intent of this future land use element policy.

FLUE 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 parcel is located within the Urban Priority Area (UPA). The intent of the UPA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development. This proposed PUD is requesting a commercial use, within a commercial area, and considered an infill development, on an underutilized parcel. Therefore, this proposed development is in line with the intent of the UPA and this Future Land Use Element Policy.

FLUE 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 UPA 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 east and south.

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 application meets this objective as the subject parcel is located along a principal arterial (Kings Street) and within an area that has service to City sewer and City water. This proposed infill project on bypassed and underutilized land will provide an additional service the residents of City.

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 proposes commercial development along Kings Street, within an established commercial area in which the proposed commercial development is compatible. The subject parcel is north of established commercial development, including a Family Dollar store, hardware and lumber store, and Advanced Auto Parts. Therefore, the subject property meets this policy by proposing commercial development in an existing commercialized area.

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

All proposed uses within the PUD will be compatible internally and externally. The project is designed to provide internal traffic design to accommodate the project and serve as a mechanism for well thought out traffic patterns. In addition, the site will provide full access to 3rd Street West, thereby providing external access and compatibility.