

Exhibit D

WRITTEN DESCRIPTION

425-431 STOCKTON ST PUD

5/26/2025

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.
- B. Project Name: 425-431 STOCKTON ST
- C. Project Architect/Planner: NORTH ROYAL CONSTRUCTION
- D. Project Engineer: NORTH ROYAL CONSTRUCTION
- E. Project Developer: NORTH ROYAL CONSTRUCTION
- F. Current Land Use Designation: MDR
- G. Current Zoning District: RMD-A
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 055840-0000, 05584-0000

II. QUANTITATIVE DATA

- A. Total Acreage: 0.45
- B. Total number of dwelling units: 0
- C. Total amount of non-residential floor area: 0
- D. Total amount of recreation area: 0
- E. Total amount of open space: 0.45
- F. Total amount of public/private rights of way: 0
- G. Total amount of land coverage of all buildings and structures: 0
- H. Phase schedule of construction (include initiation dates and completion dates): 6/1/2026

III. STATEMENTS

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

- (1) The proposed PUD allows for a use—warehouse and related operations—not permitted under the current RMD-A zoning. It provides flexibility in site design, setbacks, and use compatibility to better align with surrounding commercial and light industrial properties. This tailored approach enables a more context-sensitive development that would not be possible under standard zoning.

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.

- (1) All privately developed and operated facilities, including the warehouse building, parking, landscaping, stormwater management, and access areas, will be maintained by the property owner or a designated private entity. The City will not be responsible for the operation or maintenance of any private infrastructure within the project boundaries.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- (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, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services, major automotive repair, 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, indoor and outdoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, 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.
- (5) Fruit, vegetable, poultry or fish markets.
- (6) All types of professional and business offices.
- (7) Reserved.
- (8) 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.
- (9) Hotels and motels.
- (10) Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
- (11) Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
- (12) Boatyards.
- (13) Racetracks for animals or vehicles.
- (14) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (15) Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
- (16) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing 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.
- (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.
- (21) Banks, including drive-thru tellers.
- (22) A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
- (23) The sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

B. 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.
- (7) Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
- (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.
- (11) Manual car wash.

C. Limitations on Permitted or Permissible Uses by Exception: None.

D. Permitted Accessory Uses and Structures: See Section 656.403.

E. Restrictions on Uses: None.

V. 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.*
Impervious surface ratio as required by Section 654.129.

- (4) *Minimum front yard: 5 feet*
- (5) *Minimum side yard: None*
- (6) *Minimum rear yard: 10 feet.*
- (7) *Maximum height of structures: Sixty 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.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Stockton St, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

The Property shall be developed in accordance with Part 13 Sign Regulations of the Zoning Code.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space:

A minimum of 150 square feet of active recreation area shall be provided per each multi- family dwelling unit.

A minimum of 1 acre of recreation area shall be provided per every 100 single family lots.

F. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

G. Wetlands

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

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

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 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

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

Yes. The PUD allows for a more flexible and tailored development that accommodates a flex-warehouse use in a transitional area with a mix of residential, commercial, and light industrial uses. This flexibility supports a more efficient land use than what the current zoning permits.

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

Yes. The surrounding parcels include commercial and industrial uses, and flex-warehouse is consistent with that character. This project will replace underutilized or vacant land with a clean, well-maintained, and economically productive use that complements the area's ongoing growth.

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

Yes. The project supports economic development, efficient land use, and revitalization of urban core areas—key goals of the 2030 Comprehensive Plan. It also aligns with transportation and infrastructure availability, making it a logical infill development.

EXHIBIT F

PUD Name

425-431 STOCKTON ST PUD

Land Use Table

Total gross acreage	0.45	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units		D.U.	
Multiple family		Acres	%
Total number of dwelling units		D.U.	
Commercial		Acres	%
Industrial	0.15	Acres	33 %
Other land use		Acres	%
Active recreation and/or open space		Acres	%
Passive open space	0.08	Acres	19 %
Public and private right-of-way	0.3	Acres	47 %
Maximum coverage of buildings and structures	6,500	Sq. Ft.	%