

Exhibit D

WRITTEN DESCRIPTION

KST Investments PUD

(May 28, 2026)

I. PROJECT DESCRIPTION

- A.** Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

11938 Pulaski Road, 1151 Miller Circle N, 0 Miller Circle N, RE #: 109524-0000, 109523-0000, 109521-0000, respectively; 2.07 total acres; currently a plant nursery in CCG-1 zoning district; surrounding zoning uses are either commercial community/general-2 (CCG-2), residential medium density-B (RMD-B), or residential low density (RLD-60). Types of surrounding uses include vacant commercial, gas stations/convenience stores, commercial/retail, and single-family residential. The proposed project will consist of a RV/boat storage facility.

- B.** Project Name: **KST Investments PUD**

- C.** Project Architect/Planner: **AEC Integrated**

- D.** Project Engineer: **AEC Integrated**

- E.** Project Developer: **KST Investments LLC**

- F.** Current Land Use Designations: **CGC**

- G.** Current Zoning District: **CCG-1**

- H.** Requested Zoning District: **PUD**

- I.** Real Estate Number(s): **109521-0000, 109523-0000, 109524-0000**

II. QUANTITATIVE DATA

- A.** Total Acreage: **2.07 acres**

- B.** Total number of dwelling units: **0**

- C.** Total amount of non-residential floor area: **1,500 sqft**

- D.** Total amount of recreation area: **0 acres**

- E. Total amount of open space: **0 acres**
- F. Total amount of public/private rights-of-way: **0 acres**
- G. Total amount of land coverage of all buildings and structures: **1,500 sqft**
- H. Phase of schedule of construction (include initiation dates and completion dates):
Construction to begin upon receipt of applicable building permits; all site work to be completed within 150 days thereafter.

III. STATEMENTS

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

The subject site is located on the west side of Pulaski Road approximately 600 feet north of the Interstate 295 access ramps. Pulaski Road, classified as a collector road, is a two-lane right-of-way with a center turn lane and has bike lanes and sidewalks on both sides of the road. Land on the east side of Pulaski Road, from the subject site south to Interstate 295, is designated with the CGC land use and CCG-2 zoning. The proposed PUD consists of a plant nursery that has been operation for more than 60 years. The adjacent parcels include single-family residential, a commercial retail plaza, and a gas station. The intended use of the property is going to be changed to PUD to accommodate for the outside storage of boats and RVs. To improve the neighborhood, more intense uses under CCG-1 are being removed in the PUD to better compliment the adjacent uses in the community.

- 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.

The owner and its successors, assigns and lessees will continue to operate and maintain all areas and functions of the Property described herein.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:

- 1.) Bus, RV, boat, semi-tractor or truck parking but not trailer, and/or storage.
- 2.) Commercial retail sales and service establishments
- 3.) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- 4.) Professional and business offices, Building trades contractors with outside storage yards.
- 5.) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters.
- 6.) Art galleries, museums, community centers, dance, art or music studios.

- 7.) Vocational, trade or business schools and similar uses.
- 8.) Hotels and motels.
- 9.) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- 10.) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- 11.) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- 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.
- 15.) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- 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.) Churches, including a rectory or similar use.
- 18.) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
- 19.) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- 20.) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
- 21.) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.

B. Permitted accessory uses and structures: See [Section 656.403](#).

C. 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.) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
- 3.) Residential treatment facilities and emergency shelters.
- 4.) Multi-family residential integrated with a permitted use.
- 5.) Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
- 6.) Auto laundry or manual car wash.
- 7.) Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
- 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.) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
- 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.
- 14.) Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
- 15.) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
- 16.) Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

D. Limitations on Permitted and Permissible Uses by Exception: None

E. Restrictions on Uses: None.

V. DESIGN GUIDELINES

A. Lot Requirements:

- 1.) *Minimum lot area: None, accept as otherwise required for certain uses.*
- 2.) *Minimum lot width: None, accept as otherwise required for certain uses.*
- 3.) *Maximum lot coverage: None, accept as otherwise required for certain uses.*
- 4.) *Minimum front yard: None*
- 5.) *Minimum side yard: 10 feet*
- 6.) *Minimum rear yard: 10 feet*
- 7.) *Maximum height of structure: 45 feet*

B. Ingress, Egress and Circulation:

- 1.) *Parking Requirements.*

The parking required for this development will meet the requirements of Part 6 of the Zoning Code.

- 2.) *Vehicular Access.*

Primary vehicular access to the Property shall be by way of Pulaski Road, 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.

- 3.) *Pedestrian Access.*

Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan and the City's Land Development Regulations.

C. Signs:

Signage shall be as permitted by Part 13, Chapter 656, Zoning Code, or under the CCG-1 zoning district. No internal signage will be illuminated, only external signage.

D. Landscaping:

The Property will consist of a 10 foot landscape buffer along the perimeter with a 6 foot fence, 95 percent opacity and meeting all other requirements of Part 12.

E. Recreation and Open Space:

There is no recreation or open space.

F. Utilities.

Water, electric, and sewer is provided by JEA.

G. Wetlands

There are no jurisdictional or isolated wetlands on the Property.

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 2045 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;
- B.** Is compatible with surrounding land uses and will improve the characteristics of the surrounding area by improving an existing parcel zoned CCG-1 into a boat/RV storage facility. The residential growth in the area has increased demands for storage of recreational vessels. The property's close proximity to Interstate 295, the port and river access points provide an ideal location for this use. To improve the community, more intense uses under CCG-1 are being removed in the PUD to better compliment the adjacent uses in the community;
- C.** Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan by improving an existing parcel zoned CCG-1 into a boat/RV storage facility to achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas;
- D.** Provides a needed service in the area by redeveloping a plant nursery and transforming it into a boat/RV storage facility. Given the historic use of the subject property, the location within the Suburban Development Area, the adjacent land use category of CGC to the east and southeast of the subject site and the proximity to Interstate 295, the proposed land use amendment would result in a compact and compatible land use pattern that does not encourage sprawl. Therefore, the proposed amendment is consistent with FLUE Objectives 1.1, 3.2 and 6.3 and FLUE Policies 1.1.11, 1.1.22, 3.2.1 and 3.2.2;
- E.** Development of this site would facilitate redevelopment of a vacant and underutilized parcel located in the Suburban Development Area and the North Planning District that has access to full JEA services. The property has historically been used as a plant nursery and the amendment to CGC would support development of a well-balanced combination of

uses served by a convenient and efficient transportation network. As such, the amendment is consistent with FLUE Goal 3, FLUE Objectives 1.1, 3.2 and 6.3 and FLUE Policy 1.1.24.