

# **Exhibit D**

## **Written Description**

### **Main Street Food Park and Mini Golf**

January 10, 2025

#### **I. Project Description:**

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

-Main Street Food Park and Mini Golf seeks to rezone a 12000 SF warehouse on 0.6 acres currently zoned light Industrial located in New Springfield in the Springfield Warehouse District. Intended use is to support retail, entertainment, food court, miniature golf course, indoor/outdoor children's playground, splash Pad, and seating area, along with live music beer, wine and alcohol.

- B. Project Name:

-Main Street Food Park and Mini Golf

- C. Project Architect/Planner:

-Hector Zayas

- D. Current Land Use Designation:

-Light Industrial

- E. Current Zoning District:

-Light Industrial

- F. Requested Zoning District:

-PUD

- G. Real Estate number:

-044902-0000

## **II. Quantitative Data**

### **A. Total Acreage:**

-0.6

### **B. Commercial Use:**

-0.6 (100%)

### **C. Total amount of non-residential floor area:**

-12657 Square Feet

### **D. Current Coverage of Building & Structures:**

-100%

### **E. Phase Schedule of construction:**

-November 2024 with a tentative completion of June 2025

## **III. Statement**

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

-The proposed PUD removes many of the more intensive uses from the current IL zoning district, and adds in permitted and permissible uses and development standards from the CCG-S district, which is used nearby on Main Street.

### **B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities, which are not to be provide, operated or maintained by the city.**

-The developer will be responsible for operating and maintaining all common areas.

#### **IV. Uses and restrictions**

##### **A. Permitted Uses**

- (1) Event spaces and similar commercial indoor and outdoor recreational or entertainment facilities.
- (2) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
- (3) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (4) Printing, publishing or similar establishments.
- (5) Business, professional and medical offices.
- (6) 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.
- (7) Vocational, technical, trade, art or industrial schools and similar uses.
- (8) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
- (9) Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4.
- (10) Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair) art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florist or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques,

hardware, new automobile parts (including rebuilt parts not installation, repair or rebuilding of parts) and accessories and similar uses.

- (11) Service establishments such as barber or beauty shops, shoe repair shops, restaurants, interior decorators, reducing salons or gymnasiums, self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations, dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchloroethylene and with no odor, fumes or steam detectable to normal senses from off the premises, radio and television broadcasting offices and studios, communication antennas, funeral homes, marinas, blueprinting, job printing, radio and television repair shops, travel agencies, employment offices, (but not day labor pools), home equipment rental and similar uses.
- (12) Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- (13) Art galleries, museums, community centers, music, photography, gymnastics, karate and martial arts studios, and theaters.
- (14) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4 Section 656.369.
- (15) Retail plant nurseries (including outside display but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).
- (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) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (18) Churches, including a rectory or similar use.

- (19) Restaurants with the outside sale and service of food, beer and wine meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (20) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or on-premises conjunction with a restaurant.
- (21) Permanent or restricted outside sale and service, meeting the performance standard and development criteria set forth in part 4.

**B. Permissible Uses by Exception**

- (1) Day care centers meeting the performance standards and development criteria set forth in Part 4.
- (2) Car washes.
- (3) Recycling collection points meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (4) Private clubs.
- (5) Billiard parlors.
- (6) Residential treatment facilities for persons with disabilities, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, if applicable.
- (7) 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.

**C. Limitations of Permitted or Permissible Uses by Exception**

None

**D. Permitted Accessory Uses & Structures**

As described in Sec. 656.403

**V. Design and guidelines:**

A. Lots Requirements:

- (1) Minimum lot area: None
- (2) Minimum Lot width: None
- (3) Minimum lot coverage: None, except as otherwise required for certain areas
- (4) Minimum front yard: None
- (5) Minimum side yard: None
- (6) Minimum rear yard: 15 Feet
- (7) Maximum height of structure: Forty-five feet

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.*

There are 20 on-street parking spaces directly contiguous to the proposed project. Additional parking will utilize other nearby on-street spaces, which are plentiful in the area, or a lease of a nearby parking lot. There are at least 6 large surface parking lots available within 2 blocks of the project.

(2) *Vehicular Access.*

The existing buildings were built in the zero lot line pattern typical of the time, so there is very little vehicular access to the property.

(3) *Pedestrian Access.*

Sidewalks are currently installed along the west side of the property. The former railroad right of way is on the south side of the property, which has overgrown grass over it. The proposed side entrance to the outdoor gathering space which is also on the south side of the property has a concrete driveway entrance.

C. Signs:

Signage will be allowed according to Part 13 of the Zoning Code.

D. Landscaping:

The Property will meet Part 12 of the Zoning Code, with the following modifications:

- The uncomplimentary land use buffer shall not be required along the northern boundary of the existing building on-site. The uncomplimentary land use buffer will be provided on all other portions of the site abutting residential uses.

E. Recreation and Open Space:

Not applicable for commercial development.

F. Utilities:

The site is already served by JEA for water, sewer, and electric service.

G. Wetlands:

There are no wetlands on the site.

**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 & Development Department identifying all then existing and proposed uses within the property, and showing the general layout of the overall property. Numbering of development phases on the site plan is purely for convenience, and phases may be done in any order.

**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. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area. The proposed project will be beneficial to the surrounding neighborhood and community.

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## EXHIBIT F

PUD Name

**Main Street Food Park and Mini Golf Adventure**

### Land Use Table

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Total gross acreage	<b>0.6</b>	Acres	100 %
Amount of each different land use by acreage			
Single family	<b>0</b>	Acres	%
Total number of dwelling units	<b>0</b>	D.U.	
Multiple family	<b>0</b>	Acres	%
Total number of dwelling units	<b>0</b>	D.U.	
Commercial	<b>0.6</b>	Acres	<b>100</b> %
Industrial	<b>0</b>	Acres	%
Other land use	<b>0</b>	Acres	%
Active recreation and/or open space	<b>0.6</b>	Acres	<b>100</b> %
Passive open space	<b>0.3</b>	Acres	<b>53</b> %
Public and private right-of-way	<b>0</b>	Acres	%
Maximum coverage of buildings and structures	<b>12,657</b>	Sq. Ft.	<b>47</b> %