Exhibit D

WRITTEN DESCRIPTION

JACKSONVILLE PORT AUTHORITY PUD
TALLEYRAND MARINE TERMINAL EMPLOYEE PARKING
JANUARY 23, 2026

I. PROJECT DESCRIPTION

A. Number of acres: 0.12
Location of site: 2063 Blair Street
Existing use: Vacant
Surrounding uses: Residential and industrial/commercial
Types of businesses: JAXPORT facilities warehouse
Proposed uses: Parking lot.

B. Project Name: Employee Parking

C. Project Architect/Planner: JAXPORT

D. Project Engineer: JAXPORT

E. Project Developer: JAXPORT

F. Current Land Use Designation: MDR

G. Current Zoning District: RMD-A

H. Requested Zoning District: PUD

I. Real Estate Number(s): 115421 0000

II. QUANTITATIVE DATA

A. Total Acreage: 0.12

B. Total number of dwelling units: 0

C. Total amount of non-residential floor area: 0.12 acres

D. Total amount of recreation area: NA

E. Total amount of open space:0.12 acres

F. Total amount of public/private rights of way: One

G. Total amount of land coverage of all buildings and structures: NA

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

III. STATEMENTS

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

The Jacksonville Port Authority (the "Owner" and "Applicant") proposes to rezone the subject parcel, which is approximately 0.12 acres of undeveloped property, from its current Residential Medium Density (RMD-A) zoning district to Planned Unit Development (PUD) zoning district. The parcel is proposed for use ONLY for parking JPA employee vehicles. This parcel is adjacent to a parcel previously rezoned PUD and parking was installed. This is an extension of the parking area. The parcel WILL NOT be used for commercial parking. There are no existing structures on the parcel nor will there be any proposed. The only physical improvement to the site will be the existing fencing on the south and west side of the parcel. This fence will be PVC, 6 feet tall, and 100% opaque. The property is more particularly described by the legal description attached hereto as Exhibit "1" (the "Property").

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 employee parking area and fences will be maintained by JAXPORT.

IV. USES AND RESTRICTIONS

A. Permitted Uses: Employee Parking

B. Permissible Uses by Exception: NONE

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

D. Permitted Accessory Uses and Structures: NONE

E. Restrictions on Uses: Parking is for JAXPORT employees only

V. DESIGN GUIDELINES

A. Lot Requirements:

(1) *Minimum lot area: None*

(2) *Minimum lot width: None*

(3) *Maximum lot coverage: None*

(4) *Minimum front yard: None*

(5) *Minimum side yard: None*

(6) *Minimum rear yard: None*

B. Access:

    a. Vehicular access to the Property shall be by way of <u>Williams Street and Blair Street</u> 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. Pedestrian access shall be provided by sidewalks installed in accordance with the <u>2045 Comprehensive Plan</u>.

C.   Signs:

Signage, if any, shall be provided in accordance with part 13 of the City's Ordinance Code

D.   Landscaping:

The parcel will be used as a parking lot surrounded by a 6-feet high 100% opaque fence on the southside to visually screen off nearby residences. The west side will have a 6-feet high chain link fence. Consequently there will be no buffers.

E.   Recreation and Open Space:

This is a non-residential development therefore no recreation or open space will be provided.

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.

H.   Parking and Loading Requirements:
The parcel is proposed for use as a government entity non-commercial parking area ONLY for JPA's personal vehicles. Because of this restriction, JAXPORT does not contemplate imposing COJ parking code requirements.

I.   Lighting:
To minimize the effects of site lighting on the adjacent residential properties to the south, directional site lighting fixtures will be utilized along the southern property boundary with adjacent residential properties to cast downward onto the subject parcel.

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. The proposed rezoning would bring the subject parcel into consistency with the parcel abutting it to the north and east, which is also owned by JAXPORT. This rezoning would allow for uses currently taking place on this abutting parcel. Because PUD has more generous requirement concerning buffers, it will permit a more efficient use of the space for its intended purpose of secure employee parking.

EXHIBIT F

PUD Name | **JAXPORT TMT EMPLOYEE PARKING**

Land Use Table

Total gross acreage	**0.12**	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	**0.12**	Acres	**100**	%
Other land use		Acres		%
Active recreation and/or open space		Acres		%
Passive open space		Acres		%
Public and private right-of-way		Acres		%
Maximum coverage of buildings and structures		Sq. Ft.		%