

EXHIBIT D

WRITTEN DESCRIPTION

Earthworks PUD December 31, 2020

I. PROJECT DESCRIPTION

The fee simple owners of the real properties identified in the attached Exhibit A, RE# 161797-0100 the (“Property”), which contains approximately 4.71 acres is currently zoned PUD (2012-287-E) and IBP and designated BP on the FLUM’s. The rezoning of this property will permit the conversion of the existing PUD, which was intended as a fish processing plant, to a landscape contractor’s facility with warehouses, offices and vehicle storage. The parcel lies along St. Johns Bluff Road North, about 900 feet north of the main entrance to Craig Field.

The Property is located along the commercialized side of St. Johns Bluff Road North. While some commercial does exist immediately west of the site, across the street, the more intensive uses are located along the western boundary of the airport, serving as a buffer to the externalities of the airport, protecting the residential development located further to the west. The property to the north is designated RPI and is developed as a single-family subdivision of about 13 lots with 11 homesites. The zoning of the 11 homes is CRO or Commercial Residential Office. The westerly most two lots of this subdivision are undeveloped and owned by the City of Jacksonville. Those two parcels are designated IBP, like a portion of the the subject property of this request.

The properties to the west, across St. Johns Bluff Road are also RPI/CRO, and are developed as single family residences. The remaining parcel to the west is designated CGC/CO and is developed as a pond, serving the City of Jacksonville. The four lots to the south of the subject parcel are designated BP/IBP and are owned and operated by Bellsouth, being utilized as a laydown yard/vehicle storage and office center for telephone operations. Finally, the property to the east is Craig Field, owned and operated by the Jacksonville Aviation Authority.

The PUD will permit the development of up to 44,100 square feet of enclosed storage, as well as parking and materials areas as depicted on the Site Plan, (Exhibit E) dated November 4th, 2020. The primary use of the property will be a landscape contractors office and material storage. However, the applicant is also seeking the right to lease space within the building or future building for legitimate business operations, consistent with the IBP Zoning District. Any such other use would also be subject to the terms of this PUD.

The PUD differs from the conventional zoning district only in relation to the allowable uses. Many uses have been removed from the comparable IBP Zoning District and one use, which was a permissible use by Exception has become a primary use. That use is the principal activity intended for Phase 1, being a Landscape Contractors Office with outdoor storage of plant materials and hardscape elements. All other provisions of the district are applicable.

The applicant has utilized the professional services of Mr. L. Charles Mann in preparing this PUD request. No other professionals have yet been engaged. The Property is only partially

developed, being used for parking of vehicles and some storage. The owner proposes additional development in the future as the market demand arises. The property has no significant or unique characteristics, variation of elevations or natural features worth noting.

It is appropriate to utilize such zoning tools to permit operation of commercial activities while maintaining the quality of a business park corridor and reducing the overall intensity of such commercial thoroughfares. The implementation of this PUD would further the goals, objectives and policies of the plan.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as a Business Park/ Industrial Office development. The property will be developed in consonance with the goals and objectives of the BP Land Use Category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element. It is the intent of the owner to commence the construction of the first enclosed building and improvements immediately after zoning approval. Further, all future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD.

II. USES AND RESTRICTIONS

The Property may be further divided or developed as depicted on the attached site plan (Exhibit E) dated November 4, 2020 (the "Site Plan,") which is incorporated herein by this reference.

A. *Permitted Uses:*

- (1) Medical and dental or chiropractor offices and clinics.
- (2) Professional offices.
- (3) Business offices.
- (4) Union halls.
- (5) Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.
- (6) Manufacturer's agents and display rooms, offices of landscape contractors including retail sales of plant material and hardscape as well as the outside storage of plant materials or hardscape elements used for landscaping activities.
- (7) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
- (8) Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
- (9) Vocational, technical, business, trade or industrial schools and similar uses.
- (10) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (11) Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.
- (12) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.

- (13) Animal hospitals, veterinary clinics, animal boarding places, dog parks.
- (14) Outside storage subject to the performance standards and development criteria set forth in Part 4.
- (15) Fitness centers.

B. *Permitted accessory uses.* See [Section 656.403](#).

C. *Permissible uses by exception*

- (1) Retail sales of all types of merchandise, service establishments including restaurants, and the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption or both. The aforementioned shall not exceed 50 percent of the building of which it is a part.

III. DEVELOPMENT STANDARDS

A. *Dimensional Standards.*

- 1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:
 - Lot Size – minimum of 10,000 square feet
 - Lot Width – minimum of 100 feet
 - Yards -
 - Front: 20 feet
 - Side: 5 feet
 - Rear – 5 feet
- 2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 65%
- 3. *Maximum height of structures:* Thirty-Five (35) feet.

B. *Ingress, Egress and Circulation.*

- 1. Vehicular ingress and egress shall be substantially as shown on the Site Plan.

C. *Signs.*

- 1. The number, location size and height of signage to be located on the property shall be as follows:
 - One double faced monument sign not to exceed (125) one hundred and twenty-five square feet in area and (25) twenty-five feet in height may be permitted along St. Johns Bluff Road North.
 - Illumination:* internal or indirect lighting, will be permitted as appropriate.

D. *Site Design and Landscaping.*

- 1. Loading facilities will be located at the rear or side of the building and visually screened from an abutting public or approved private street.
- 2. Off-street parking shall comply with Part 12 Landscaping Requirements; However, as it relates to the northern boundary of the subject property, the developer shall install the required fence on or near the property line, allowing the neighbors to remove their fence if they wish (currently dilapidated) and rely

on the new fence to be installed by the developer. If any owner wishes to keep their fence, they of course may elect to do so and the new fence will be constructed behind it. If the property owner does agree to have their fence removed, Earthworks will do the demo and removal at no cost to the property owner. Additionally, the developer will install the required fence and chosen plant materials (see below), prior to any new construction on the Earthworks site (PUD Property).

Earthworks shall provide each abutting landowner along this northern property boundary a package to include one of the following:

3. One four-inch tree for each property, and 20 (3 gallon) bushes; Or two (2-inch trees) and 20 (3 gallon) bushes. These plant materials will be installed by the developer on the property owners parcel, as laid out by those owners (with free consultation of Earthworks) and upon completion, these areas will be mulched by the developer, at no expense to those owners.
4. Alternatively, the adjacent owner may opt out of such landscape services and materials, and instead elect to receive a \$1,500 Voucher from Earthworks, to be used at the Earthworks Retail Plant Nursery.
5. Lighting associated with any use of this PUD will be of a design that does not permit trespass lighting onto adjacent properties. More specifically, sag lenses, drop lenses and convex lenses are prohibited. Furthermore, all lighting poles will not exceed 15 feet and will utilize metal halide, compact fluorescent or LED bulbs with cutoffs as appropriate.

E. *Building Orientation*

1. The buildings will be oriented toward the east and west, as depicted on the attached site plan (Exhibit E) dated November 4, 2020 the “Site Plan,”)

F. *Parking*

1. Parking spaces will be permitted as depicted on the Site Plan and meet the requirements of Part 6, Zoning Code as well as Part 12, relating to the same.

IV. 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 rezoning is a reasonable manner by which to permit the development of existing industrial property, located immediately adjacent to an airport, while acting as a buffer to the existing residential properties along the St. Johns Bluff corridor.

The proposed zoning will act as a logical development plan, eliminating the previously approved fish processing plant and permitting the property to be developed for use by an

established landscape contractor and other future business activities as outlined in this PUD. This PUD is designed to protect the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan.

This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which are broad based and cannot be subject to generalized site plans;

Represents an appropriate intensity for limited industrial use located along St. Johns Bluff Road and immediately adjacent to an airport. The PUD offers a combination of possible uses, properly designed to promote a logical transition between the established uses and a sustainable and desirable development pattern on an infill location;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. FLUE Objective 1.1
2. FLUE Objective 3.2
3. FLUE Policy 3.2.2
4. FLUE Policy 3.2.12

V. SUCCESSORS IN TITLE

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is designated RPI pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. The uses and amounts (intensity) proposed in the PUD would be consistent with this designation as well as the established uses in the vicinity.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/ Mobility System.
- C. *Allocation of Residential Land Use.* No residential use is intended for this PUD.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is currently available from St. Johns Bluff Road. Any revisions to these driveways will necessitate the review and approval of the City of Jacksonville.

- E. *External Compatibility/Intensity of Development.* The PUD reduces the otherwise allowable uses of the IBP Zoning District in exchange for the use of outdoor storage associated with the landscape contractor's activities. All uses listed herein are similar to, or less intensive than the activities occurring on properties in close proximity.
- F. The development will be appropriately screened from adjacent properties and structures will be oriented in a manner that will foster an inward approach to this development. The uses are consistent with the character of the area along St. Johns Bluff Road.
- G. *Recreation/Open Space.* The PUD will not include recreational uses.
- H. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- I. *Listed Species Regulations.* Not Applicable.
- I. *Off-Street Parking & Loading Requirements.* Parking areas will be provided for all uses as per Part 6, Zoning Code and loading and unloading will be accommodated only in the rear parking areas.
- J. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- K. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- L. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.