

EXHIBIT D
WRITTEN DESCRIPTION
FOR
SOUTEL INDUSTRIAL
PUD
APRIL 29, 2026

I. PROJECT DESCRIPTION

A. The applicant proposes to rezone approximately 16.7+/- acres (the “property” or “site”) located along the east side of the Georgia Southern Railway north of Soutel Drive. The request is to change the zoning from Industrial Light (“IL”) to Planned Unit Development (“PUD”). The property is located within the Light Industrial (LI) and Heavy Industrial (HI) land use categories and is within the City of Jacksonville’s Industrial Situational Compatibility Overlay Zone. This Overlay is intended to protect strategically located industrial lands from conversion to non-industrial uses and to support future expansion and economic development. Consistent with the intent of the Overlay, the PUD rezoning seeks to continue the industrial designation of the property through development of a concrete batch plant and aggregates rail terminal, including material storage. Materials for the operation will be delivered and distributed by rail and/or by truck. The permitted uses and permissible uses by exception will generally follow the IL zoning district. Access to the site will be provided through a cross-access easement over the industrial property to the south (Parcel ID 029976-1000) to Soutel Drive.

As described below, rezoning the subject parcel to PUD is necessary to allow the proposed use, which is appropriate and compatible with the surrounding area. The proposed PUD will also be compatible with the surrounding industrial uses. The proposed project is located in the Suburban Area (SA) Development Area and meets the intent of this designation as well. Additionally, the PUD will provide a much-needed use to support the area’s growing population.

Surrounding land use designations, zoning districts and existing uses are as follows:

South: Land Use: HI, Zoning IH, Property Use Rail

East: Land Use HI, Zoning IH, Property Use Manufacturing

North: Land Use LI, Zoning IL, Property Use Vacant and Residential

West: Land Use LI and HI, Zoning IL and IBP, Property Use Rail and Manufacturing

- A. Project Team:
 - 1. Owner: Preferred Materials, Inc., 4636 Scarborough Drive, Lutz, FL 33559
 - 2. Planning Team: Kimley-Horn & Associates, Inc. 12740 Gran Bay Parkway West, Ste. 2350, Jacksonville, FL 32258
 - 3. Engineering Team: Kimley-Horn & Associates, Inc, 12740 Gran Bay Parkway West, Ste. 2350, Jacksonville, FL 32258

- B. Current Land Use Category: High Industrial (HI), Light Industrial (LI)

- C. Current Zoning District: Industrial Light (IL)

- D. Zoning District Request: Planned Unit Development (PUD)

- E. Real Estate Numbers: 003587-0000, 003587-0050, 003588-0000, 003589-0000, 003590-0000, 029973-0000, and 030092-0000

II. QUANTITATIVE DATA

- A. Total Acreage: +/- 16.7 acres

- B. Maximum Density: N/A

- C. Total number of dwelling units: N/A

- D. Total amount of non-residential floor area: Max 100,000 square feet

- E. Total amount of recreation/open space: N/A

- F. Phase schedule of construction (include initiation dates and completion dates): The Applicant is proposing development of this project in one five-year phase. However, market conditions will dictate the actual pace of development.

III. STATEMENTS

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

The proposed PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. The proposed PUD differs from the usual application of the Zoning Code in that it binds the Applicant and successors to the PUD Written Description, Phasing Schedule, and Concept Plan. The permitted and permissible uses by exception will generally follow the IL zoning district, as more specifically provided for this written description.

The proposed PUD includes four (4) waivers in order to address the unique needs of the proposed industrial development.

The first waiver is necessary to allow for development of the property by adding specific uses to the list provided in Section 656.322.A.II of the Zoning Code. These uses are compatible with and complimentary to surrounding development, take advantage of rail access, and support economic development as intended by the Industrial Situational Compatibility Overlay. Specifically, this waiver amends the list of permitted uses and associated development

standards in the IL zoning district, as established in Section 656.322.A.II of the Zoning Code, and as shown in strikethrough and underlined text below:

1. Wholesaling, warehousing, storage or distribution establishments, ~~(including but not~~ concrete batch plants located within the HI land use area) and similar uses.
2. Bulk storage yards, ~~(including but not~~ concrete batch plants located within the HI land use area) ~~and including~~ bulk storage of flammable and combustible products and other products not deemed extremely hazardous may store up to 250,000 gallons (cumulatively). ~~If not stored within a completely enclosed building or structure, the property, site, or outside storage use shall be visually screened by a six-foot fence or wall not less than 95 percent opaque.~~
3. Outdoor storage yards and lots, including auto storage yards, and concrete batch plants within the HI land use area but not scrap processing yards ~~or concrete batch mixing plants~~) ~~if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque.~~
4. Railroad aggregate terminal and storage to include switching facilities and repair and storage areas for railway equipment.

The second waiver amends the landscaping requirements as follows: Development shall comply with the requirements of Part 12, Subpart C (Landscaping Requirements), City of Jacksonville Zoning Code. However, waivers from the standard requirements are necessary in recognition of the industrial activities associated with the proposed concrete batch plant and aggregates rail terminal, including material storage and the fact that the site is not open to the public. Additionally, the site is buffered by wetlands and a stormwater pond under common ownership to the north and a railroad line to the west. Therefore, the following provisions of the Landscape Regulations of Part 12, Subpart C, shall not apply:

1. Section 656.1211(b)(2)(iii), Florida-Friendly tree planting requirements,
2. Section 656.1214(a-d), vehicular use area interior landscaping, and
3. Section 656.1215(b), perimeter landscaping adjacent to abutting properties where the project abuts the railroad.

The third waiver eliminates the street frontage requirement pursuant to Section 656.407 of the City of Jacksonville Zoning Code. The proposed waiver is justified based on the analysis provided below.

1. There are practical and economic difficulties in carrying out the strict letter of regulation as the property consists of three original lots of record (lots 16, 17 and 18) as recorded in the Union Heights Plat in Plat Book 6, Page 51 on March 3, 1915. While the parcels have frontage on an unopened 30-foot platted right-of-way, they do not comply with the lot to have access standards set forth in Section 656.407 of the City of Jacksonville's Zoning Code.
2. The request is not based exclusively upon the desire to reduce the cost of developing the site or to circumvent the requirements of Chapter 654 (Code of Subdivision

Regulations). The request is based on the fact that these parcels are part of an antiquated plat that does not comply with current development regulations for access.

3. The proposed waiver will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the waiver. The waiver will not impact surrounding property owners and will permit industrial development on land located within an industrial area.
4. Vehicular access to the property to Soutel Drive will be provided by a cross-access easement from the parcel to the south (Parcel ID 029976-1000/5995 Soutel Drive).
5. The proposed waiver will not be detrimental to the public health, safety or welfare, result in additional expense, the creation of nuisances or conflict with any other applicable law as there will be access to Soutel Drive, a publicly maintained right-of-way.

The fourth waiver establishes parking standards to supplement Part 6 of the City of Jacksonville's Zoning Code, as follows:

Concrete Batch Plant: A minimum of seven (7) and a maximum of fifteen (15) parking spaces shall be provided on-site. Parking is provided based on the anticipated number of employees on-site at any given time. The Parking Lot Landscape Matrix Figure B in Part 6 of the City of Jacksonville's Zoning Code shall not apply.

- 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.

All facilities on this site will be privately owned, operated and managed.

IV. USES AND RESTRICTIONS

All permitted and permissible uses will be generally consistent with Section 656.322.A.II of the City of Jacksonville's Zoning Code and more specifically described below.

A. Permitted Uses

Permitted Uses:

1. Wholesaling, warehousing, storage or distribution establishments (including concrete batch plants located within the HI land use area) and similar uses.
2. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
3. Printing, publishing or similar establishments.
4. Business and professional offices.
5. Service establishments catering to commerce and industry, including linen supply, laundry and drycleaning plants, freight movers, communications services, business machine services, hiring and union halls, employment agencies, sign companies.
6. Restaurants, (regulated by DBPR - Division of Hotels and Restaurants) including retail sale and service of beer and wine for consumption on premises.

7. Automobile service stations, major repair garages, mobile car detailing, auto laundry, and automated car wash meeting the performance standards and development criteria set forth in Part 4, of the City of Jacksonville's Zoning Code.
8. Vocational, technical, trade or industrial schools and similar uses.
9. Medical clinics.
10. Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, truck stops, express offices and terminal facilities and telephone exchanges, repair or installation facilities and similar uses.
11. Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
12. Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4, of the City of Jacksonville's Zoning Code.
13. Bulk storage yards, including concrete batch plants located within the HI land use area, and bulk storage of flammable and combustible products and other products not deemed extremely hazardous may store up to 250,000 gallons (cumulatively).
14. Building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.
15. Outdoor storage yards and lots including auto storage yards (including concrete batch mixing plants within the HI land use area but not scrap processing yards).
16. Retail outlets in conjunction with wholesaling establishments if the area designated for retail sales does not exceed ten percent of the gross floor area of the building of which it is a part.
17. Banks, including drive-thru tellers.
18. Recycling facilities meeting the performance standards and development criteria set forth in Part 4, of the City of Jacksonville's Zoning Code.
19. Retail sales of heavy machinery, farm equipment and building materials including outside display.
20. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
21. Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4, of the City of Jacksonville's Zoning Code.
22. Railroad aggregate terminal and storage to include switching facilities and repair and storage areas for railway equipment.

B. Permissible Uses by Exception:

1. An industrial or commercial use which is not otherwise permitted or permissible in the City of Jacksonville's Zoning Code, except the following:

- i. Acid, chemical, fertilizer or insecticide manufacture or storage.
 - ii. Explosives manufacturing or storage.
 - iii. Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.
 - iv. Paper and pulp manufacture.
 - v. Petroleum refining.
 - vi. Stockyards or feeding pens and livestock auctions.
 - vii. A use which is potentially dangerous, noxious or offensive to neighboring uses or the public in general by reason of smoke, odor, noise, flare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter or radiation.
2. Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4, of the City of Jacksonville's Zoning Code.
 3. Care centers meeting the performance standards and development criteria set forth in Part 4.
 4. Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4, of the City of Jacksonville's Zoning Code.
 5. Retail sales and service of all alcoholic beverages for either off-premises consumption or on-premises consumption or both.
 6. Retail sales including outside display.
 7. Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4, of the City of Jacksonville's Zoning Code.
 8. Indoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, or 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, of the City of Jacksonville's Zoning Code, and similar uses.
 9. Manual car wash.
 10. Fitness centers.

C. Permitted Accessory Uses and Structures:

Permitted accessory uses and structures shall be consistent with Section 656.403 of the City of Jacksonville's Zoning Code.

V. DESIGN GUIDELINES

B. Lot Requirements:

1. Minimum width and area: none

2. Maximum lot coverage by all building: none
3. Maximum impervious surface ratio (ISR)
 - a. 85%
4. Minimum yard requirements (building setbacks)
 - a. Front—None
 - b. Side—None
 - c. Rear—None
5. Maximum height of structures
 - a. None

B. Ingress, Egress and Circulation:

1. Parking Requirements.

The parking requirement for this development shall be consistent with the requirements of Part 6 of the Zoning Code, subject to the following additional and superseding provision:

Concrete Batch Plant: A minimum of seven (7) and a maximum of fifteen (15) parking spaces shall be provided on-site. Parking is provided based on the anticipated number of employees on-site at any given time. The Parking Lot Landscape Matrix Figure B in Part 6 of the City's Zoning Code shall not apply.

2. Vehicular Access.

- a. Vehicular access to the Property shall be to Soutel Drive by way of a cross-access easement through property to the south (Parcel ID 029976-1000/ 5995 Soutel Drive), as generally depicted on the PUD Site Plan. Additional vehicular access may be added to the site in the future. These future access locations shall be reviewed and approved through an administrative modification by the Planning and Development Department.
- b. If ownership or occupancy of the Property is subdivided among more than one person or entity, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels within the subject Property.

3. Pedestrian Access.

Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan.

C. Signs:

All sign design criteria and distances shall comply with Chapter 656, Part 13 of the City of Jacksonville's Zoning Code

D. Landscaping:

Development shall comply with the requirements of Part 12, Subpart C (Landscaping Requirements). However, waivers from the standard requirements are necessary due to the industrial activities associated with the proposed concrete batch mixing plant with radial stackers, a railroad switching yard and the fact that the site is not open to the public. Therefore, the following provisions of the Landscape Regulations of Part 12, Subpart C, shall not apply:

1. Section 656.1211(b)(2)(iii), Florida-Friendly tree planting requirements,
2. Section 656.1214(a-d), vehicular use area interior landscaping, and
3. Section 656.1215(b), perimeter landscaping adjacent to abutting properties where the project abuts the railroad.

E. Recreation and Open Space:

The property shall provide Recreation and Open Space in compliance with the City of Jacksonville 2045 Comprehensive Plan.

F. Utilities:

Water and Sewer will be provided by private on-site systems. Electric will be provided by JEA.

G. Wetlands:

The project will follow the requirements of the St. Johns River Water Management District's wetland permitting process and requirements or the generic permitting agreement with FDEP, as applicable.

H. Stormwater:

The project will follow the requirements of the St. Johns River Water Management District's permitting process and requirements.

VI. DEVELOPMENT PLAN APPROVAL

With each request for PUD verification of substantial compliance, a preliminary development plan shall be submitted to the City of Jacksonville's Planning and Development Department identifying all then existing and proposed uses within the Property and showing the general overall layout.

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 community.

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

The proposed PUD is more efficient than would be possible through strict application of the Zoning Code. The proposed PUD allows for industrial uses that take advantage of access to the rail line and proximity to complimentary industrial uses as intended under the Industrial Situational Compatibility Overlay. Through thoughtful site design, the development is clustered to the south to minimize wetland impacts. The current zoning is no longer serving the property

for development at the highest and best use. Rezoning to PUD will provide the necessary flexibility in site design to develop the property in a compatible and efficient manner.

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

The proposed development is compatible with the surrounding industrial land use categories and zoning districts and with the intent of the Industrial Situational Compatibility Overlay. The site is located in the center of a large area designated for light and heavy industrial land uses and the uses proposed in the PUD are consistent and compatible with surrounding entitlements. The proposed PUD allows for the highest and best use of the subject property in a manner that supports the continued industrial viability of the area. Therefore, the proposed development will be compatible with surrounding land uses and will use intentional site design to improve the characteristics of the surrounding area.

- C. Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan.

The proposed PUD rezoning and will promote the City of Jacksonville's 2045 Comprehensive Plan by meeting the following objectives and policies:

FLUE Objective 1.1

Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanism, and public/private coordination.

The site is located within the Suburban Development Area, an area of the city that is intended to accommodate new development, and the proposed PUD supports compatible land use patterns by continuing to maintain the industrial designation of the property and to further the intent of the Industrial Situational Compatibility Overlay. Therefore, the proposed PUD ensures the continuation of the existing compatible land use pattern while allowing development of the site at its highest and best use.

FLUE Policy 1.1.15

Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

The proposed PUD is consistent with this policy by encouraging industrial development on industrially designated land that is located within the Industrial Situational Compatibility Overlay and within the Suburban Development Area. Therefore, the proposed PUD encourages development on strategically located industrial land that is within the designated development area and does not contribute to urban sprawl.

FLUE Policy 1.1.17

Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the

Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.

The proposed development is in the Suburban Development Area and fulfills the intent of the Suburban Development Area through the appropriately proposed intensity, location, and compatible, thoughtful design.

FLUE Objective 3.2

Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

The site is located within the Industrial Situational Compatibility Overlay, a designation that is intended to protect strategically located industrial land from conversion to non-industrial uses and to support future expansion and economic development. The proposed PUD is consistent with the intent of the Overlay and with the intent of the LI and HI land use designations of the property. Therefore, the PUD serves to promote and sustain the viability of the existing industrial area and supports the goal of offering a full range of uses and employment opportunities to support the City's residential areas.

FLUE Policy 3.2.22

The area shown on the Industrial Preservation Map as "Industrial Sanctuary" or "Areas of Situational Compatibility" are presumed to be appropriate for land use map amendments to industrial categories, subject to a case-by-case review of consistency with State and regional plans and the Comprehensive Plan.

The proposed PUD is located in an "Area of Situational Compatibility" and is surrounded by land in the LI and HI land use categories and industrial zoning districts. The proposed PUD is intended to facilitate industrial development in a manner that is both compatible and consistent with the surrounding land use pattern and that furthers the intent of the Industrial Preservation Map to preserve existing strategically located industrial lands. Therefore, the proposed PUD rezoning is consistent with the intent of FLUE Policy 3.2.22.

TE Policy 10.5.4

The City shall enforce truck routes to minimize the impact of traffic through residential areas and maximize the flow of intermodal shipment of goods.

Access to the PUD is provided through a cross-access easement to the south to Soutel Drive. Soutel Drive is designated as both a preferred Truck Route and as a Minor Arterial roadway. Therefore, the proposed PUD is consistent with TE Policy 10.5.4.

- D. The project will have internal and external compatibility.

The project is both internally and externally compatible. The project is designed to provide internal compatibility through implementation of a thoughtfully organized site plan that supports the planned industrial operation and associated activities. External compatibility is achieved by allowing for industrial development that is consistent with abutting industrial uses. Additionally, the proposed industrial PUD is consistent with the intent of the Industrial Situational Compatibility Overlay which includes the site and all abutting and nearby properties.