

Exhibit D

WRITTEN DESCRIPTION

JACKSONVILLE PORT AUTHORITY PUD TMT EMPLOYEE PARKING AUGUST 12, 2025

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: MDR-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: NA
- C. Limitations on Permitted or Permissible Uses by Exception: NA
- D. Permitted Accessory Uses and Structures: NA
- E. Restrictions on Uses: Parking is for JAXPORT employees only

V. DESIGN GUIDELINES

A. Lot Requirements: NA

- (1) *Minimum lot area:*
- (2) *Minimum lot width:*
- (3) *Maximum lot coverage:*
- (4) *Minimum front yard:*
- (5) *Minimum side yard:*
- (6) *Minimum rear yard:*

- a. Vehicular access to the Property shall be by way of Williams Street and Blair Street 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. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) Pedestrian Access. NA – property will be secured by fencing and gate security.

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs: NA

- (1) One (1) double faced or two (2) single faced signs not to exceed _____ square feet in area and _____ feet in height.
- (1) One (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than two hundred (200) feet apart, as provided in the Zoning Code. Such freestanding signs shall be of a _____ monument style or as otherwise approved by the Planning and Development Department, not to exceed _____ feet in height.
- (2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- (3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of _ square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
- (4) Directional signs shall not exceed _____ square feet in are and _____ feet in height

D. Landscaping: NA

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space: NA

A minimum of 150 square feet of active recreation area shall be provided per each multifamily dwelling unit.

A minimum of 1 acre of recreation area shall be provided per every 100 single family lots.

F. Utilities – NA: utilities have been disconnected

Water will be provided by NA

Sanitary sewer will be provided by NA

Electric will be provided by NA

G. Wetlands NA

Wetlands will be permitted according to local, state and federal requirements.

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 2030 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;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

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. | % |