

EXHIBIT D

**WRITTEN DESCRIPTION
For the Barth Road PUD
March 26, 2026**

I. PROJECT DESCRIPTION

A. The applicant proposes to rezone approximately 2.28 +/- acres located along Barth Road from Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD) along with a companion Future Land Use Map Amendment from LDR to a mix of Business Park (BP) and Light Industrial (LI), with the BP land use located within the northern 120 feet of the site. The subject property is located at 6670 Barth Road (Real Estate # 002737 0000) and this rezoning is intended to allow for expansion of the abutting business located at 6650 Barth Road which sells commercial trucks and trailers. The intent of this PUD rezoning is to permit conversion of the existing single-family dwelling into an office to serve the abutting business and to allow for outdoor storage and retail sale of trucks and trailers on the southern portion of the property. The outside storage and display areas will be appropriately screened from residential properties, and the proposed office will reflect the residential character of properties that front along Barth Road to the west of the site.

Rezoning the subject parcel to PUD is necessary to allow the proposed uses, which are appropriate and compatible with the surrounding area as there are other commercial and industrial properties and properties with outside storage uses in the area. The current RR-Acre zoning is not the highest and best use for the subject property considering the IL and CCG-2 zoning to the north, east and south and the existing similar uses on RR-Acre property to the south. The proposed PUD is designed to be compatible with the surrounding commercial, industrial and residential uses in the immediate area.

The proposed PUD will generally emulate the site development criteria found in the Industrial Business Park (IBP) and Industrial Light (IL) zoning districts as provided for in the City of Jacksonville’s Zoning Code. However, this PUD requests five (5) waivers which are detailed in the response provided in Section III of this written description. In addition to the waivers, certain uses are removed from the standard list of permitted and permissible uses within the IBP and IL zoning districts.

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

Direction	Land Use	Zoning	Use
South	LDR	RR-Acre	Used Truck Sales
East	LI	IL	Truck and Trailer Sales
North	CGC	CCG-2	Residential & Commercial Plant Nursery

Direction	Land Use	Zoning	Use
West	LDR	RR-Acre	Residential

A. Project Team

Applicant: Kimley-Horn & Associates, Inc., 12740 Gran Bay Parkway W, Ste 2350, Jacksonville, Florida 32258

Planning Team: Kimley-Horn & Associates, Inc., 12740 Gran Bay Parkway W, Ste 2350, Jacksonville, Florida 32258

Engineering Team: IME Civil & Surveying, LLC, 1870 CR 214, St. Augustine, FL 32084

- B. Current Land Use Category: Low Density Residential (LDR)
- C. Request Land Use Category: Business Park (BP) and Light Industrial (LI)
- D. Current Zoning District: Residential Rural-Acre (RR-Acre)
- E. Requested Zoning District: Planned Unit Development (PUD)
- F. Real Estate Numbers: 002737-0000

II. QUANTITATIVE DATA

- A. Total Acreage: +/- 2.28 acres
- B. Maximum Density: N/A
- C. Total number of dwelling units: N/A
- D. Total amount of non-residential floor area: Up to 10,000 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 within 1 year; 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 flexibility in site design that could not otherwise be accomplished through conventional zoning. The proposed PUD differs from the usual application of the

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Zoning Code in that it binds the Applicant and successors to the PUD Written Description, Phasing Schedule, and Concept Plan.

The proposed PUD will generally emulate the site development criteria found in the Industrial Business Park (IBP) and Industrial Light (IL) zoning districts in the City of Jacksonville’s Zoning Code. However, this PUD includes five (5) waivers. The first waiver is to allow retail sales, including outside display, as a permitted use in the LI Land Use Area of the PUD – a use that would otherwise be permissible by exception in the IL zoning district under Section 656.322.A.II(c). The second is to waive the uncomplimentary buffer requirement along the south property line until such time as use of the property located at 10126 New Kings Road is converted to a use requiring the buffer pursuant to Section 656.1216. The third waiver eliminates the six (6) foot high, 95% opaque fencing requirement under Section 656.322.A.II(a)(15) along the east property line to allow the site to be integrated with the abutting business and along the south property line as long as the use to the south continues to include outdoor storage and retail sales of trucks and trailers. The fourth waiver eliminates the requirement for landscape terminal islands pursuant to Section 656.1214 between the ADA parking space and the existing building and to waive this requirement for parking/storage areas that are not open to the public. The final waiver is to eliminate the perimeter land landscaping adjacent to abutting properties as required by Section 656.1215(b) along the east property line since the PUD site is intended to be an expansion of the abutting business.

In addition to the waivers and to ensure compatibility with the surrounding mix of uses, certain uses are removed from the standard list of permitted and permissible uses within the IBP and IL zoning districts, building setbacks generally follow the IBP zoning for all uses, and additional limitations are provided regarding the location of parking, site access, and signage.

The following table identifies the standard Industrial Light (IL) and IBP permitted uses and permissible uses by exception that have been removed from the proposed PUD.

Zoning District	Removed Uses
IBP Permitted	<ul style="list-style-type: none"> • Hospitals • Banks with Drive-thru Tellers • Textile Recycling Collection Bins
IBP Permissible by Exception	<ul style="list-style-type: none"> • Retail Sales and Service of Alcoholic Beverages for On-premises Consumption • Retail Sales and Service Establishments, Including Restaurants, and Retail Sales of Alcohol • Animal Hospitals • Fitness Centers • Off-street Parking Lots
IL Permitted	<ul style="list-style-type: none"> • Restaurants, Including Retail Sale and Service of Beer and Wine

Zoning District	Removed Uses
	<ul style="list-style-type: none"> • Automobile Service Stations • Major Repair Garages • Mobile Car Detailing • Auto Laundry • Automated Car Wash • Scrap Processing • Bulk Storage Yards • Recycling Facilities • Animal Boarding • Dog Parks. • Retail Outlets in Conjunction with Wholesaling
IL Permissible by Exception	<ul style="list-style-type: none"> • Any Industrial or Commercial Use Not Otherwise Permitted or Permissible in the Zoning Code • Recycling Facilities and Yards • Retail Sales and Service of All Alcoholic Beverages for On or Off-site consumption • Yard Waste Composting Facilities • Adult Arcades and Sweepstakes Use • Manual Car Washes • Fitness Centers

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

A. Permitted Uses in the BP Land Use Area

Permitted uses will be generally consistent with the IBP zoning district pursuant to Section 656.321.A.I.(a) of the City of Jacksonville’s Zoning Code and more specifically described below.

Permitted Uses:

- (1) Medical and dental or chiropractor offices and clinics.
- (2) Professional offices.

- (3) Business offices.
- (4) Banks (not including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- (5) Union halls.
- (6) Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.
- (7) Manufacturer's agents and display rooms, offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment).
- (8) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
- (9) Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
- (10) Vocational, technical, business, trade or industrial schools and similar uses.
- (11) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (12) Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.

Permissible Uses by Exception:

Permissible uses by exception shall be consistent with the IBP zoning district pursuant to Section 656.322.A.II.(c) of the City of Jacksonville's Zoning Code, unless specified above as a permissible use.

Permissible uses by exception:

- (1) Day care centers or care centers meeting the performance standards and criteria set forth in Part 4.
- (2) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (3) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (4) Outside storage subject to the performance standards and development criteria set forth in Part 4.

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.

B. Permitted Uses in the LI Land Use Area

Permitted uses will be generally consistent with the IL zoning district pursuant to Section 656.322.A.I.(a) of the City of Jacksonville's Zoning Code and more specifically described below.

Permitted Uses:

- (1) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) 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 dry-cleaning plants, freight movers, communications services, business machine services, hiring and union halls, employment agencies, sign companies.
- (6) Vocational, technical, trade or industrial schools and similar uses.
- (7) Medical clinics.
- (8) 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.
- (9) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
- (10) 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.
- (11) Outdoor storage yards and lots including auto storage yards (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 along the west property line. The fence shall be required along the south property line if the property to the south converts to a use that does not include outdoor storage and/or retail sales of trucks and trailers.
- (12) Retail sales including outside display.
- (13) Banks, including drive-thru tellers.
- (14) Retail sales of heavy machinery, farm equipment and building materials including outside display.

- (15) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (16) Veterinarians, meeting the performance standards and development criteria set forth in Part 4.

Permissible Uses by Exception:

Permissible uses by exception shall be consistent with the IL zoning district pursuant to Section 656.322.A.II(c) of the City of Jacksonville's Zoning Code, unless specified above as a permissible use.

Permissible uses by exception:

- (1) Care centers meeting the performance standards and development criteria set forth in Part 4.
- (2) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.

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

A. Lot Requirements:

1. Minimum width : 100 feet
2. Minimum area: 10,000 square feet
3. Maximum lot coverage by all buildings: 65%
 - a. Maximum impervious surface ratio (ISR): 85%
4. Minimum yard requirements (building setbacks)
 - a. Front—twenty-five (25) feet
 - b. Side—twenty (20) feet along the west property line and zero (0) feet along the east property line
 - c. Rear—ten (10) feet
5. Maximum height of structures
 - a. Thirty-five (35) feet

B. Ingress, Egress and Circulation:

1. Parking Requirements.

The parking requirements for this development shall be consistent with the requirements of Part 6 of the City of Jacksonville's Zoning Code.

Parking shall be located behind the front plane of the office and shall be screened by a six (6) foot high, 85% opaque fence.

2. Vehicular Access.

Vehicular access to the subject property shall be limited to cross access through the property to the east (6650 Barth Road), as generally depicted on the PUD Site Plan.

3. Pedestrian Access.

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

C. Signs:

Signage shall be limited to one (1) nonilluminated wall sign, not to exceed one (1) square foot in area and mounted flat against the wall of the building or structure.

D. Landscaping:

The Property shall be developed in accordance with Part 12 (Landscape Regulations) of the Land Development Code, subject to the following provisions:

1. The uncomplimentary buffer along the west property line shall be increased to 20 feet in width, ten (10) feet of which may include stormwater facilities, drainage ditches and swales. The visual barrier shall not be required beyond the front plane of the office building.
2. An uncomplimentary buffer shall not be required along the south property line until such time as the use of the property located at 10126 New Kings Road is converted to a use requiring the buffers provided for in Section 656.1216 of the Land Development Code.
3. A six (6) foot high vinyl fence shall be provided between the office building and the side property lines. All parking areas shall be located behind the fence.
4. Landscape terminal islands required by Section 656.1214, of the Land Development Code, shall not be required between the ADA parking space and the existing building and shall not be required for parking/storage areas that are not open to the public.
5. The perimeter landscaping adjacent to abutting properties required by Section 656.1215(b) of the Land Development Code shall not be required along the east property line.

E. Recreation and Open Space:

The proposed PUD rezoning is for non-residential development and therefore recreation and open space will be provided by meeting the maximum 85% impervious surface ratio.

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.

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 City of Jacksonville's Zoning Code. The subject property fronts along Barth Road which is lined with industrial and commercial uses to the east near New Kings Road and then transitions to residential uses to the west. The properties to the north and east of the subject property are zoned CCG-2 and IL and property to the south, although zoned RR-Acre, is used for tractor and trailer sales. One parcel to the south (10042 New Kings Road), was successfully rezoned to a PUD in 2024 (2024-0193-E) for outdoor truck and trailer storage. Therefore, rezoning the subject property to PUD, with uses emulating a mix of the IBP and IL zoning districts, will permit the property to develop as its highest and best use while providing for compatible non-residential development consistent with the established adjacent mix of uses. 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 designed to be compatible with the established commercial, industrial and residential character of properties along Barth Road and will be an expansion of the existing business located at 6650 Barth Road. The proposed PUD will generally develop per the IBP and IL zoning requirements, matching the existing non-residential development along Barth Road, while providing for a transition of uses and intensities compatible with abutting residential uses. Therefore, the proposed development will be compatible with surrounding land uses and will use intentional site design to reflect the character of the surrounding area.

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

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

Future Land Use Element Policy 1.1.9

Promote the use of Planned Unit Developments (PUDs) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic Impacts
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout
- Opportunities for physical activity, active living, social connection, and access to healthy food

The proposed PUD is designed with consideration of the criteria listed above in order to address compatibility given the unique mix of land uses surrounding the subject property. Development in the Business Park (BP) land use portion of the site will be limited to low intensity business park type uses that are compatible with residential uses. Buffering, landscaping, fencing, access control, and other site design features are included in the PUD to ensure compatibility with the abutting residential property. Therefore, the proposed project resulting from this PUD rezoning is consistent with the intent of FLUE Policy 1.1.9, in that it employs innovative site planning techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities.

Future Land Use Element 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 subject property is an infill parcel. Redeveloping this parcel into a non-residential use is not considered urban sprawl and meets the intent of the policy above.

The subject property is located in the Suburban Development Area which is within the area planned for urban scale development and an area where infill and redevelopment is encouraged to prevent urban sprawl. Additionally, with the proposed mix of uses consistent with the IBP and IL zoning districts and site design standards addressing compatibility, the PUD will establish a more compatible land use pattern than currently exists. Therefore, the proposed PUD rezoning is consistent with Policy 1.1.22.

Future Land Use Element 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 subject parcel is located in the Suburban Development Area and the proposed development adheres to the intent of development in this designation. Additionally, the subject parcel is located in a developed area with an existing mix of residential and non-residential uses and therefore is considered infill redevelopment.

Future Land use Element Policy 1.1.22

Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system, and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

The subject property is located in the Suburban Development Area which is within the area planned for urban scale development and an area where infill and redevelopment is encouraged to prevent urban sprawl. Additionally, with the proposed land use of BP and LI, the amendment will maintain a compatible land use pattern. Therefore, the proposed amendment is consistent with Policy 1.1.22.

FLUE Policy 3.2.17

The City shall permit business parks in locations adjacent to, or near, residential areas, subject to Development Areas and the Plan Category Descriptions of the Operative Provisions and applicable Land Development Regulations.

AND

Industrial Plan Categories Introduction

Although some industries produce adverse impacts and should therefore be isolated away from residential and other low intensity use areas, many industrial uses can exist in harmony with non-industrial neighbors through proper site design, arrangement of uses and the incorporation of effective buffers. Business parks, for example, may include such light industrial uses as research and product development, communications facilities, light assembly and manufacturing, and even some types of warehousing.

The proposed PUD places the IBP uses within the front 120 feet of the project site in order to create a transition from industrial and commercial uses to residential uses. This transition does not currently exist. The LI zoning uses are proposed to be located to the south of the property where it abuts other industrial and commercial uses to the east and residential land used for commercial trailer and truck sales to the south. As stated in Policy 3.2.17 and the Industrial Plan Categories Introduction, low intensity business park uses can exist in harmony with non-industrial neighbors, especially when coupled with proper site design, arrangement of uses and buffers. Therefore, the proposed PUD rezoning is consistent with these provisions of the Future Land Use Element.

D. The project will have internal and external compatibility.

The uses and site plan proposed in this PUD rezoning are specifically designed to ensure both internal and external compatibility. The site is divided into two (2) distinct areas of intensity with low intensity business park uses within the northern 120 feet of the property and limited light industrial uses within the southern portion of the property. The site is designed to maintain the residential character of the existing structure while permitting conversion of the structure to a business office. Access is not permitted from the site directly to Barth Road, rather access is provided through the abutting property to the east (6650 Barth Road). Signage is limited to wall signage for low density residential zoning districts in accordance with Section 656.1303(a)(1), residential style fencing is required between the office building and the side property lines, parking is required to be located behind the fencing, and the buffer area along the west property line is increased to 20 feet in width. Therefore, internal and external compatibility is achieved through the standards provided in this proposed PUD.