

**Exhibit D**

**WRITTEN DESCRIPTION**

**A CLASS CDL DRIVING SCHOOL PUD**

**(May 13, 2025)**

**I. PROJECT DESCRIPTION**

- A.** Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

*10850 Hart Road, RE #: 044147-0070, respectively; 2.05 total acres; a warehouse in CCG-1 zoning district; surrounding zoning uses are either commercial community/general-1 (CCG-1), planned unit development (PUD), public building and facilities-1 (PBF-1) or residential low density (RLD-60). Types of surrounding uses include vacant commercial, hotels/motels, restaurants, gas stations/convenience stores, commercial/retail, and single-family residential. The proposed project will consist of a CDL truck driving training center with parking for single cab semi-tractors and trailers, office spaces and classrooms, and warehouse.*

- B.** Project Name: **A CLASS CDL DRIVING SCHOOL**

- C.** Project Architect/Planner: **Seven Gates Design**

- D.** Project Engineer: **Bowman Engineering**

- E.** Project Developer: **tbd**

- F.** Current Land Use Designations: **CGC**

- G.** Current Zoning District: **CCG-1**

- H.** Requested Zoning District: **PUD**

- I.** Real Estate Number(s): **044147-0070**

**II. QUANTITATIVE DATA**

- A.** Total Acreage: **2.05 acres**

- B.** Total number of dwelling units: **0**

- C.** Total amount of non-residential floor area: **23,000 sqft**

- D.** Total amount of recreation area: **0 acres**

- E. Total amount of open space: **0 acres**
- F. Total amount of public/private rights-of-way: **0 acres**
- G. Total amount of land coverage of all buildings and structures: **23,000 sqft**
- H. Phase of schedule of construction (include initiation dates and completion dates):  
*Permits have been submitted for build-out of the approximate 2,700 sq.ft. of training space, awaiting approval of the PUD to allow for parking of the semi-cabs and trailers.*

### III. STATEMENTS

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

*The proposed PUD consists of a former bowling alley that has been converted into a warehouse and CDL truck driving training school. The adjacent parcels include a vacant restaurant on one side and a motel on the other. Though the property is currently zoned CCG-1 (Commercial Community/ General) and it allows for vocational/technical training schools, the code does not allow for the parking and/or storage of semi-trucks and/or trailers which are necessary for the school to operate its training programs. The intended use of the property is going to be changed to PUD to accommodate for the parking of the school's 12 single cab semi-trucks and 10 trailers. To improve the neighborhood, more intense uses under CCG-1 are being removed in the PUD to better compliment the adjacent uses in the community.*

- 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 owner and its successors, assigns and lessees will continue to operate and maintain all areas and functions of the Property described herein.*

### IV. USES AND RESTRICTIONS

- A. Permitted Uses:

- 1.) Bus, semi-tractor or truck parking, trailer, and/or storage.
- 2.) Commercial retail sales and service establishments
- 3.) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- 4.) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
- 5.) Hotels and motels.
- 6.) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters.

- 7.) Art galleries, museums, community centers, dance, art or music studios.
- 8.) Vocational, trade or business schools and similar uses.
- 9.) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- 10.) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- 11.) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- 12.) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- 13.) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- 14.) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- 15.) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- 16.) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- 17.) Churches, including a rectory or similar use.
- 18.) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
- 19.) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
- 20.) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- 21.) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
- 22.) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.

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

**C.** Permissible uses by exception:

- 1.) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
- 2.) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
- 3.) Residential treatment facilities and emergency shelters.
- 4.) Multi-family residential integrated with a permitted use.
- 5.) Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
- 6.) Auto laundry or manual car wash.
- 7.) Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
- 8.) Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
- 9.) Blood donor stations, plasma centers and similar uses.
- 10.) Private clubs.
- 11.) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
- 12.) Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
- 13.) Schools meeting the performance standards and development criteria set forth in Part 4.
- 14.) Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
- 15.) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
- 16.) Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

**D.** Limitations on Permitted and Permissible Uses by Exception: None

**E.** Restrictions on Uses: None.

## V. DESIGN GUIDELINES

### A. Lot Requirements:

- 1.) *Minimum lot area: None, accept as otherwise required for certain uses.*
- 2.) *Minimum lot width: None, accept as otherwise required for certain uses.*
- 3.) *Maximum lot coverage: None, accept as otherwise required for certain uses.*
- 4.) *Minimum front yard: None*
- 5.) *Minimum side yard: None*
- 6.) *Minimum rear yard: 25 feet*
- 7.) *Maximum height of structure: 45' feet*

### B. Ingress, Egress and Circulation:

- 1.) *Parking Requirements.*

**The parking required for this development will meet the requirements of Part 6 of the Zoning Code.**

- 2.) *Vehicular Access.*

**Primary vehicular access to the Property shall be by way of Harts Road, 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.**

- 3.) *Pedestrian Access.*

**Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan and the City's Land Development Regulations.**

### C. Signs:

***Signage shall be as permitted by Part 13, Chapter 656, Zoning Code, or under the CCG-1 zoning district.***

### D. Landscaping:

***The Property will continue to abide by Part 12 Landscape Regulations of the Zoning Code.***

### E. Recreation and Open Space:

***There is no recreation or open space.***

**F. Utilities.**

*Water, electric, and sewer is provided by JEA.*

**G. Wetlands**

*There are no jurisdictional or isolated wetlands on the Property.*

**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.

- 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 by improving an existing parcel and building zoned CCG-1 into a vocational training school that will fulfill the region's need for certified CDL drivers. The school's proximity to JIA, JAXPORT, numerous warehouses and other nearby logistics centers will be an economic improvement to the area as well as provide much needed jobs. To improve the community, more intense uses under CCG-1 are being removed in the PUD to better compliment the adjacent uses in the community;
- C.** Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan by improving an existing parcel zoned CCG-1 into a vocational training school that will fulfill the region's logistics need for certified CDL drivers. The surrounding area is serviced by such transportation means, and this facility will allow for commercial truck driver training. Parking of the semi cab and trailer will be onsite for use by the school. The southern, western, and easter portion of the property will contain the requisite landscape buffer and fence screening;
- D.** Provides a needed service in the area by improving a vacant warehouse building and transforming it into a vocational school for CDL truck driving and training. Jacksonville is considered as "America's Logistics Center" due to its reputation as a pivotal logistics and trade hub for the US. A CDL training center is essential to ensuring that the area has a highly skilled and trained workforce to meet the growing logistics demand.

# EXHIBIT F

PUD Name

**A CLASS CDL DRIVING SCHOOL PUD**

## Land Use Table

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Total gross acreage	<b>2.05</b>	Acres	100 %
Amount of each different land use by acreage			
Single family	<b>0</b>	Acres	<b>0</b> %
Total number of dwelling units	<b>0</b>	D.U.	
Multiple family	<b>0</b>	Acres	<b>0</b> %
Total number of dwelling units	<b>0</b>	D.U.	
Commercial	<b>2.05</b>	Acres	<b>100</b> %
Industrial	<b>0</b>	Acres	<b>0</b> %
Other land use	<b>0</b>	Acres	<b>0</b> %
Active recreation and/or open space	<b>0</b>	Acres	<b>0</b> %
Passive open space	<b>0</b>	Acres	<b>0</b> %
Public and private right-of-way	<b>0</b>	Acres	<b>0</b> %
Maximum coverage of buildings and structures	<b>23,000</b>	Sq. Ft.	<b>100</b> %