

# Exhibit D

## WRITTEN DESCRIPTION

### CAPPER RD PUD

December 21, 2024

#### I. PROJECT DESCRIPTION

- A. The project consists of 0.9 acres located at 3046 Capper Rd Jacksonville Florida 32218. The major interesting streets are I-295 and Lem Turner Road. The property is owned by SPA Smiley Trucking Inc. The site is currently vacant. The proposed use of the property is to permit outdoor storage and/or parking for heavy equipment, dump trucks, box trucks and similar equipment Power Unit (**BUT NOT TRAILER**) with office building.
- B. Project Name: Capper Rd PUD
- C. Project Planner: Michael Herzberg, AICP
- D. Project Engineer: Not yet engaged
- E. Project Developer: SPA Smiley Trucking Inc.
- F. Current Land Use Designation: Community General Commercial (CGC)
- G. Current Zoning District: Commercial Community General-1 (CCG-1)
- H. Requested Zoning District: Planned Unit Development (PUD)
- I. Real Estate Number(s): 020394-0000

#### II. QUANTITATIVE DATA

The subject parcel is approximately 0.9 acres and exists within the commercial node located at the intersection of Capper Road and Lem Turner Road. The property has more than 300 feet of frontage along Capper Road and is currently undeveloped. The City's 2045 Comprehensive Plan has identified this parcel, like those in proximity, as commercial in nature. While this particular parcel is not ideally suited to retail sales, being located behind another commercial parcel to the east (Sherwin Williams Paint store), it is a logical location for other commercial activities.

The subject parcel is surrounded on three sides by commercial land use and zoning. The previously identified parcel to the east is designated CCG-2, and the parcel to the immediate south, an elongated rectangular property, is zoned CCG-1. This parcel is predominantly undeveloped and utilizes an older dwelling along Lem Turner as a day spa. The parcels to the north are owned by an entity designated as Jacksonville Self Storage, LLC., and are zoned PUD. This PUD encompasses approximately 24 acres and includes the existing shopping plaza oriented toward Lem Turner Road. The PUD requires the properties along Capper Road to remain undeveloped, creating a buffer for the residential properties to the west.

While there is existing residential development to the west of the subject property, it is located approximately 175 feet away from the nearest boundary of the subject parcel and is separated by a 0.83-acre parcel lying between the two. This almost one acre parcel is designated Rural Residential (RR) and lies within both the Coastal High Hazard Area (CHHA) and a flood zone that runs back to Trout Creek. This parcel is predominantly wetlands and is extremely limited for any future development purposes.

This parcel in combination with the wetlands and CHHA that extend onto the subject parcel creates an ideal physiographic transition between the commercial node at Lem Turner and the residential development further west along Capper Road. Often such physiographic features are the most appropriate boundaries for land use changes, being that they act as a natural buffer between such activities. The purpose of this PUD is to permit the property to be utilized for commercial operations associated with contractors using heavy equipment. While other uses are listed as permitted, any other use would require a Minor Modification to permit the City of Jacksonville to review and approve alternative uses and site designs. Initially, the site will be developed as per the site plan submitted with this PUD and will primarily consist of a small office and a screened storage yard for the vehicles and equipment. Additional fencing for security may also be utilized, consistent with the standards applicable.

- A. Total amount of land coverage of all buildings and structures: 35%
- B. Phase schedule of construction: One Phase to begin upon completion of entitlements and to be completed in 2025.

### **III. STATEMENTS**

- A. This PUD permits various uses CCG-1 prohibits the parking of Heavy trucks and truck tractors as defined in subsection (2) below, or box trucks, step-vans, moving vans, delivery trucks, dump trucks, tow trucks, flatbed trucks, buses, cranes, or similar vehicles, or any vehicles used as a platform for a derrick, hoist, crane, compressor, tank(s), ladder racks, or similar equipment, or as a means of transporting or storing a commercial vehicle.

- B. The development will be privately owned, and all required maintenance and operations will be the sole responsibility of the property owner or their designee.

#### **IV. USES AND RESTRICTIONS**

##### **A. Permitted Uses:**

1. Retail sales
2. Small scale operations including wholesaling, warehousing, storage or distribution establishments where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
3. Warehousing, light manufacturing and fabricating provided it is part of a commercial retail sales or service establishment and is located on a road classified as collector or higher on the Functional Highway Classification Map.
4. Printing, publishing or similar establishments.
5. Business and professional offices.
6. Restaurants, including retail sale and service of beer and wine for consumption on premises.
7. Automobile service stations, major repair garages, car washes.
8. Vocational, technical, trade or industrial schools and similar uses.
9. Medical clinics.
10. Audio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
11. Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
12. Outdoor storage yards and lots including the parking of heavy equipment, dump trucks, box trucks, and similar equipment, power unit storage as well as semi-tractors and trailers, auto storage yards if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque.

13. Light Manufacturing, processing (including food processing but not slaughterhouses) packaging or fabricating.

14. Banks, including drive-thru tellers.

15. Retail sales of heavy machinery, farm equipment and building materials including outside display.

16. Veterinarians, animal boarding, and dog parks.

B. Limitations on Permitted or Permissible Uses by Exception:  
None unless stated otherwise above.

C. Permitted Accessory Uses and Structures:

1. Uses permitted in Section 656.403 of the Zoning Code.

D. Restrictions on Uses:

1. Dumpsters, propane tanks and similar appurtenances must be screened from any roadways by landscaping of opaque fencing which is aesthetically compatible with other structures located on the parcel.
2. Any request to deviate from the aggregate building area or uses shall be evaluated through the PUD minor modification process with a revised Site Plan to evaluate the internal and external compatibility of such proposed uses.
3. The proposed PUD specifically prohibits all, or any part, of the Parcel to be used for adult entertainment establishments.

## V. DESIGN GUIDELINES

A. Lot Requirements:

(1) *Minimum lot area*: No minimum area is required for such uses

(2) *Minimum lot width*: No minimum lot width is required for such uses

(3) *Maximum lot coverage*: 35%

(4) *Minimum front yard*: Twenty (20) feet

(5) *Minimum side yard*: Side yard along west property line Fifty (50) feet.

Side yard along east property line Ten (10) feet.

(6) *Minimum rear yard*: Twenty (20) feet

(7) *Maximum height of structures*: 45 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 Zoning Code.

(2) *Vehicular Access*.

a. Vehicular access to the Property shall be by way of up to two entry ways off Capper Rd. 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*.

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

C. Signs:

(1) One (1) double faced or two (2) single faced signs not to exceed 60 (sixty) square feet in area and 15 (fifteen) 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.

D. Landscaping:

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

All uses requiring screening shall utilize a minimum six-foot, 95 percent opaque fence, surrounding such areas. Additional fencing or screening may also be permitted for security of the property.

The westerly fifty (50) feet of the property shall remain undisturbed and provide a natural buffer for properties to the west.

E. Utilities

Water will be provided by JEA\_\_\_\_\_.

Sanitary sewers will be provided by JEA\_\_\_\_\_. Electricity will be provided by JEA\_\_\_\_\_.

F. Wetlands

All necessary wetland impacts 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 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 CCG-1 AND CCG-2 Zoning Code and prohibits certain uses that are typically not desired in commercial districts.
- 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.
- D. Will allow the Owner to improve and expand its current business to provide jobs in the community.