

Exhibit D

WRITTEN DESCRIPTION

DDT&L, INC PUD

(April 7, 2025 rev)

I. PROJECT DESCRIPTION

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

0 Soutel Drive, RE #s: 037452-0100 and 037452-0045, respectively; 0.51 total acres; currently vacant property in CCG-1 zoning district; surrounding uses are either vacant, commercial general (CCG-1), commercial residential office (CRO), commercial neighborhood (CN), or residential low density (RLD-60). Types of surrounding uses include churches, single-family residential, commercial, and vacant land. The proposed project will consist of parking for semi-tractors but not trailers and an office.

- B.** Project Name: **DDT&L, INC PUD**

- C.** Project Architect/Planner: **To Be Determined**

- D.** Project Engineer: **To Be Determined**

- E.** Project Developer: **DDT&L, INC**

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

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

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

- I.** Real Estate Number(s): **037452-0100, 037452-0045**

II. QUANTITATIVE DATA

- A.** Total Acreage: **0.54 acres**

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

- C.** Total amount of non-residential floor area: **1,200 sqft**

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

- E.** Total amount of open space: **0.18 acres**

- F. Total amount of public/private rights-of-way: **0 acres**
- G. Total amount of land coverage of all buildings and structures: **1,200 sqft**
- H. Phase of schedule of construction (include initiation dates and completion dates):
Construction to begin upon receipt of applicable building permits; all site work to be completed within 150 days thereafter.

III. STATEMENTS

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

The proposed PUD consists of two vacant, unimproved properties that are currently zoned CCG-1 (Commercial Community/General). The intended use of the property is going to be changed to PUD to accommodate for overnight parking of semi-tractors but not trailers and a 1,200 sqft office. This use is only allowed as an exception under CCG-2. 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 (but not trailer) or truck parking 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.) Crematories.
- 6.) Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
- 7.) Auto laundry or manual car wash.
- 8.) Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
- 9.) Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
- 10.) Blood donor stations, plasma centers and similar uses.
- 11.) Private clubs.
- 12.) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
- 13.) Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
- 14.) Schools meeting the performance standards and development criteria set forth in Part 4.
- 15.) Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
- 16.) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
- 17.) 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:

All of the permitted and permissible uses by exception in the CCG-1 District are subject to the following provisions unless otherwise provided for:

- 1.) Sale, service and display, preparation and storage shall be conducted within a

completely enclosed building, unless otherwise provided for, and no more than 30 percent of the floor space shall be devoted to storage.

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: 10 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 Soutel Drive, 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 shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code. The perimeter shall have a 6ft fence with 100% opacity.

E. Recreation and Open Space:

0 acres of recreation and 0.18 acres of open space will be provided as shown in the Site Plan.

F. Utilities.

Water and electric will be provided by JEA. The proposed development will connect to available JEA services.

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 developing two vacant parcels zoned CCG-1 into a service providing overnight parking and storage facility for semi-tractors but not trailers and professional office. The surrounding area is serviced by such transportation means and this facility will reduce truck-time on area roads by allowing parking and storage within the vicinity of logistics, shipping and commercial customers. The project will be designed so that the southern and easter portion of the property will contain the requisite landscape buffer and fence screening;

C. Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan by developing two vacant parcels zoned CCG-1 and into a service providing overnight parking and storage facility for semi-tractors but not trailers and professional office. The surrounding area is serviced by such transportation means and this facility will reduce truck-time on area roads by allowing parking and storage within the vicinity of logistics, shipping and commercial customers. The project will be designed so that the southern and easter portion of the property will contain the requisite landscape buffer and fence screening;

D. Provides a needed service in the area by developing an overnight parking and storage facility for semi-tractors but not trailers and professional office space. The surrounding area is serviced by such transportation means and this facility will reduce truck-time on

area roads by allowing parking and storage within the vicinity of logistics, shipping and commercial customers.