

Exhibit “D”

PACA INVESTMENTS PUD

October 14, 2025

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 163683-0000, 163684-0000, 163685-0000
- B. Current Land Use Designation: RPI
- C. Proposed Land Use Designation: BP
- D. Current Zoning District: CRO
- E. Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

PACA Investments, LLC., (the “Applicant”) proposes to rezone approximately +/- 2.45 acres of property located on St. Johns Bluff Road South from Commercial Residential Office (“CRO”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for a development, which includes low to moderate intensity office and industrial uses. The PUD allows for new and building types to be developed in a manner that is internally consistent, compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment. The PUD shall be developed in accordance with this PUD Written Description and the PUD Site Plan which is attached as **Exhibit “E”** to this application.

The Property is proposed to be designated as Business Park (“BP”) on the Future Land Use Map (FLUM) of the 2045 Comprehensive Plan. The PUD shall be developed consistent with the applicable BP land use category of the 2045 Comprehensive Plan.

III. SITE SPECIFICS

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

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	RPI	CRO/PUD	Commercial/Office/Industrial
East	BP	IBP/PUD	Industrial/Retail/Office
North	RPI	CRO	Commercial/Office/Industrial
West	LDR	RLD-100A	Residential

IV. PERMITTED USES

A. Density/Intensity

Consistent with the provisions of the Future Land Use Element of the 2045 Comprehensive Plan governing BP uses described in Section 656.321 will allow a range of uses from business/professional offices including banks and financial institutions, research and development activities, radio and t.v. studios, light manufacturing, fabrication and assembly, service establishments, major institutions, light industrial, flexible office and warehousing uses.

B. PUD Site Plan

The PUD Site Plan is attached hereto as **Exhibit “E”**. The parcel designations are solely for the purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. Parcel size, configuration, and boundaries as shown on the PUD Site Plan may be modified as an administrative modification to the PUD, subject to the review and approval of the Planning and Development Department.

C. Statements

This PUD generally adopts Industrial Business Park zoning district with a focus on flexible office and warehouse type uses. The following provisions are modifications to the regular application of the IBP zoning district:

1. Business and professional offices, including flex space warehouse activities

D. Uses and Restrictions

Permitted Uses:

1. Medical and dental or chiropractor offices and clinics
2. Professional offices
3. Business offices
4. Banks (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. Manufacturers agents and display rooms, offices of building traders 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. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421

Permissible Uses by Exception:

1. Retail sales and service of alcoholic beverages for on-premises consumption, not to exceed 25 percent of the building of which it is a part of 40 seats whichever is greater.
2. Day care centers or care centers meeting the performance standards and 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. Retail sales of all types of merchandise, service establishments including restaurants, and retail sale and service of alcoholic beverages for either on-premises or off premises consumption or both. The aforementioned shall not exceed 50 percent of the building of which it is a part.
5. Animal hospitals, veterinary clinics, animal boarding places, dog parks
6. Outside storage subject to the performance of standards and development criteria set forth in Part 4.
7. Fitness Centers

E. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these

uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure. Accessory uses shall be subject to the following:

1. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.

F. Design Guidelines

Lot Requirements:

1. Minimum lot width and area: None, except as otherwise required for certain uses.

2. Maximum lot coverage by all buildings: None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.

3. Minimum yard requirements:

a. Front – Twenty (20) feet

b. Side – Ten (10) feet

c. Rear – Ten (10) feet

d. These yards shall not apply to interior uses or parcels

4. Maximum height of structures: Thirty-five (35) feet, provided however, height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 35 feet.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided as shown on the PUD Site Plan via St. Johns Bluff Road South. The locations and design of the access points, turn/deceleration lanes, and internal driveways as shown on the PUD Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connections, and internal drives shall be subject to the review and approval of Development Services and the Planning and Development Department.

B. Landscaping/Landscaped Buffers

Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, internal buffering, landscaping and screening between uses and/or parcels shall not be required.

C. Signage

Signage shall be provided in accordance with the City of Jacksonville Zoning Code.

D. Modifications

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

E. Parking and Loading Requirements

Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended, with the following additional and superseding provisions:

1. There shall be no limit or maximum number of parking spaces for any use within the PUD.
2. Shared parking is permitted to satisfy parking required for multiple uses.

F. Lighting

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property.

G. Utilities

The Property is served by JEA.

VI. JUSTIFICATION FOR THE PUD REZONING

The PUD proposes the concept of existing uses with potential for new uses. Many best development and planning practices have been incorporated into the PUD including:

- Internal and external vehicular connectivity;
- Creation of employment opportunities; and
- The inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD.

Additionally, considering the urban nature of this site, the nature of the proposed development, the configuration and orientation of the proposed development, the maximum heights provided herein, and other factors, are appropriate and compatible with abutting and nearby development.

VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Site Plan; it includes limitations on uses to ensure compliance with the BP land use category; it provides for

maximum densities/intensities; for each use, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures, which are unique to the urban design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; it consolidates uses otherwise set forth in multiple, different zoning districts; it includes variations to the accessory use and performance standards provisions which are consistent with the urban, mixed use design of this PUD; and it includes variations from the parking standards otherwise applicable to accommodate the urban design of this PUD, shared parking, and other features of a planned development.

VIII. NAMES OF DEVELOPMENT TEAM

Agent: Curtis Hart, Hart Resources LLC

Planner/Engineer: North Florida Engineering

IX. LAND USE TABLE

A Land Use Table is attached hereto as **Exhibit “F.”** Acreages in Exhibit F are approximate.

X. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the BP land use category.

B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency and Mobility Management System regulations.

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the 2045 Comprehensive Plan.

D. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

E. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

F. Maintenance of Common Areas and Infrastructure: All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).

G. Impact on Wetlands: Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

H. Listed Species Regulations: The Property is less than fifty (50) acres in size, so a listed species survey is not required.

Parking Including Loading and Unloading Areas: The PUD provides ample off street parking.

EXHIBIT F

PUD Name

Land Use Table

Total gross acreage	2.41	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	2.41	Acres	100 %
Industrial		Acres	%
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	22,500	Sq. Ft.	21 %