

EXHIBIT "D"

WRITTEN DESCRIPTION

NWC Gate Parkway & Point Meadows PUD
July 13, 2018

I. SUMMARY DESCRIPTION OF THE PROPERTY

The site is currently designated RPI on the Future Land Use Maps and is currently controlled by Ordinance 2006-1204-E (Parcel "B"). 2006-1204-E (Parcel "B") is approximately 9.94 acres. The site is the subject of a companion FLUM Amendment to the CGC land use category.

The site shall allow for multiple parcels currently shown as "A" through "F" on the site plan attached hereto. Lot A shall specifically be allowed to be developed with a gas facility with convenience store, which shall not exceed 6,500 square feet. Other parcels shall be a mix of retail and office, and shall not be limited to five additional parcels. The number of parcels shall be market driven. The site plan is conceptual.

Adjacent and surrounding parcels are utilized for various intensive commercial activities including, a shopping center, other fast food venues and other retail uses. The Subject Property is an undeveloped commercial parcel, like many along this corridor and would provide opportune infill along this roadway. Finally, the property does not possess significant or unique characteristics, variation of elevations or natural features.

Project Name: NWC Gate Parkway & Point Meadows PUD

Project Engineer: ETM

Project Developer: Brightwork Real Estate

II. QUANTITATIVE DATA

Total Acreage: 9.94

Total number of dwelling units: N/A

Total amount of non-residential floor area: unknown

Total amount of recreation area: N/A

Total amount of open space: N/A

Total amount of public/private rights of way: None

Total amount of land coverage of all buildings and structures: Unknown

Commencement shall be within 5 years of PUD approval. Completion will occur within 10 years or as the market dictates.

III. PUD DEVELOPMENT CRITERIA

Development of the PUD within the Community/General Commercial (CGC) land use category under the 2030 Comprehensive Plan shall comply with the applicable development criteria as set forth in the narrative description of the CGC category in the Plan.

A. Description of Uses

1. Commercial retail sales and service establishments.
2. Banks, including drive-thru tellers, savings and loan institutions, mortgage brokers, stockbrokers and similar uses.
3. Professional and business offices.
4. Hotels and motels.
5. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters.
6. Art galleries, museums, community centers, dance, art or music studios.
- .
7. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
8. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
9. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
10. Express or parcel delivery offices and similar uses (but not freight or truck terminals).
11. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
12. Personal property storage establishments meeting the performance development criteria set forth in Part 4. Notwithstanding Part 4, the 2 acre size requirement shall not be applicable.
13. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
14. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

15. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
16. Wholesaling or distributorship businesses, which includes retail component.
17. Filling or gas stations with convenience store, with or without car washes, meeting the performance standards and development criteria set forth in Part 4. Notwithstanding Part 4, this use shall allow for outdoor service and seating and there shall be no maximum parking limitation.
18. 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, in conjunction with a restaurant.
19. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
20. Restaurants with the outside sale and service of food, including drive-thru, meeting the performance standards and development criteria set forth in Part 4.
21. Tire sales and installation facility (all indoors).
22. Medical and dental or chiropractor offices, including surgery centers, medical walk-in clinics, urgent care facilities, assisted living facility and similar uses.
23. Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florist, or gift shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts including rebuilt parts) and accessories, lumber and building supplies and similar products and uses.
24. Service establishments such as barber or beauty shops, shoe repair shops, restaurants (including drive through, drive in and the outside sale and service of food meeting the performance standards and development criteria of Part 4 of the Zoning Code) interior decorators, reducing salons, fitness centers or gymnasiums, self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations, dry cleaning and laundry package plants in completely enclosed buildings using nonflammable liquids such as perchloroethylene and with no odor, fumes or steam detectable to normal senses from off the premises, home equipment rentals, radio and television broadcasting offices and studios, funeral homes, blueprinting, job printing, newspaper, radio and television repair shops, travel agencies, employment offices, home equipment rental and similar uses.

25. Drive-thru facilities in conjunction with permitted uses.
26. Public buildings and facilities.

B. Permitted Accessory Uses and Structures. Accessory uses and structures are allowed as defined in Section 656.403(d) of the Zoning Code. As well, silviculture uses shall be permitted until development of the Property commences. Pursuant to the continuance of the silviculture uses, the Property shall maintain its agricultural exemption for ad valorem real property taxes until development of the Property commences.

C. Permitted Uses by Exception.

1. Mobile car detailing services, auto laundry or manual car wash, or automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
2. 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.
3. Multi-family residential.

D. Minimum Lot and Building Requirements.

1. *Minimum building setbacks and yard requirements.* The building setbacks will be provided for the development as a whole from the overall PUD boundaries for all uses and structures as follows:

Front (from Gate Parkway)– Twenty (20) feet.

Side from Point Meadows Drive) –Ten (10) feet.

Rear – Ten (10) feet.

Note: Encroachments by sidewalks, parking, signage, utility structures, stormwater facilities, pedestrian or bicycle paths, fences, street/park furniture, and other similar improvements shall be permitted within the minimum building setbacks.

2. *Minimum landscape setbacks.* The landscape setback area shall be landscaped. No improvements other than driveways connecting internal roadways to public rights of way, utility lines, stormwater facilities, pedestrian or bicycle paths, permitted signage, and landscaping and landscaping related improvements shall be permitted within the landscape setbacks. The landscape setbacks will be provided for the development as a whole from the overall Property boundaries as follows:

Front (as measured from the curb line of Gate Parkway)– Twenty (20) feet.

Side (from Point Meadows Drive): Ten (10) feet.

Rear – Ten (10) feet.

Notwithstanding this provision, front, side and rear interior lot lines shall have no requirement for buffers or landscaping.

Note: Minimum landscape setbacks may overlap with Minimum Building Setbacks.

3. *Minimum Lot Requirements.* None.

4. *Maximum lot coverage by all buildings.* Forty-five percent (45%).

5. *Maximum height.* Sixty (60) feet, provided, however, that height may be unlimited where all required yards are increased one foot for every three feet of building height. However, as provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

E. Common Landscape Maintenance. The owner shall ensure the proper maintenance of all common areas, lawns, and landscaping.

F. Access. Access to the site will be from Point Meadows and Gate Parkway as shown on the Site Plan. The design of the access points and internal roads as shown on the Site Plan may vary prior to development; provided, however, that the final design of both shall be subject to the review and approval of the Planning and Development Department. Upon completion, the internal drives will be private and maintained by the owner.

G. Pedestrian Circulation. The site will be developed with an internal sidewalk system as shown on the site plan.

H. Signage.

One double-faced monument sign per user up to fifteen (15) feet in height and seventy-five (75) square feet in area per face shall be permitted. Parcel A (gas/convenience) shall be granted (2) monument signs, as shown on the Site Plan, up to fifteen (15) feet in height and seventy-five (75) square feet per face with fuel pricing, since it is a corner parcel with frontage on both Gate Parkway and Point Meadows. Additionally, the PUD shall allow for (2) double faced multi-tenant signs up to fifteen (15) feet in height and seventy-five (75) square feet per face, as shown on the Site Plan. Exterior wall signs up to six (6) feet in height and one hundred (100) square feet in area are permitted and shall be composed of internally lit channel letters; provided however that wall signs shall not exceed ten percent (10%) of the square footage of the respective side of the building. The information contained on the signs (the monument sign and the exterior wall signs) shall be limited to the name of the business being conducted on the Property and/or the name of the owner of the Property. No readerboard signs are permitted. No sign shall contain any motorized or moving parts or any flashing or blinking lights. No banners, pennants, flags (other than flags of the United States and the State of Florida) or temporary signs shall be displayed at any time, except as noted herein. Temporary real estate and construction signs in compliance with Part 13 of the Zoning Code are

permitted. Directional signs with logos, not to exceed six (6) feet in height and twenty-five (25) square feet in area shall be permitted internal to the PUD.

I. Parking and Loading Requirements.

The proposed PUD will comply with the requirements of Chapter 656, Part 6 of the City of Jacksonville Ordinance Code by construction of parking shown on the site plan, in that parking provided is applied taking into consideration the entire use and development. Off-parcel and shared parking may be utilized.

Modifications to parking requirements within the PUD may be permitted by an administrative modification.

J. Landscaping / Fencing / Screening. Landscaping will be constructed and maintained in accordance with the Landscape and Tree Protection Regulations set forth in Part 12 of the City of Jacksonville Zoning Code; provided, however, that building and landscape setbacks may overlap with required buffers. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs.

Satellite dishes or other antennas are prohibited unless either (i) such satellite dish or antenna is located on a side of the building which is not adjacent to a public right of way and is screened from view from adjacent lands and any public roadways (but not interior streets or drives) by landscaping and opaque fencing which is aesthetically compatible with the other structures located or to be located on the Property, or (ii) such satellite dish is less than three (3) feet in diameter, is located on the roof of the building, and is screened from view from adjacent lands and any roadways by parapet walls of the same material and color as the building. Such satellite dishes or antennas shall be for use solely by occupants of the Property and shall not be available for use by third parties. Any dumpsters, propane tanks or similar appurtenances shall be kept within a substantially opaque enclosure composed of the same materials and the same color as the buildings located on the Property such that the dumpsters, propane tanks or other appurtenances are screened from view from surrounding roadways and properties.

K. Architectural Design. Buildings, structures and signage shall be constructed and painted with materials that are aesthetically compatible and blend in with the character of the surrounding area. The colors of all improvements constructed on the Property shall be limited to muted earth tones. Brick, Stacked Stone, Stucco, or a combination of brick, stone and/or stucco with a "Wood Substitute" (as defined below) shall be used as the exterior material for all buildings located on the Property. "Wood Substitute" shall mean a durable product with a wood grain appearance, such as, or similar to Hardiboard or Hardiplank, but shall not include vinyl siding or aluminum siding. No wood, other than a Wood Substitute, concrete block, exposed concrete, or metal siding shall be used on the exterior of any structure located on the Property. Modifications to architectural design requirements within the PUD may be permitted by an administrative modification.

- L. **Lighting.** PUD lighting shall utilize downcast lighting where appropriate in order to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the PUD.
- M. **Storm water Retention.** Storm water retention / detention systems shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.
- N. **Utilities.** Electric power will be provided to the site by JEA. Water and sewer services will be provided by JEA.
- O. **Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers relating to the project shall be allowed within the PUD. Silviculture shall be allowed as a permitted use. As such, the Property shall maintain its agricultural exemption for ad valorem real property taxes until development of the Property commences.
- P. **Modifications.** Amendments to this approved PUD district may be accomplished by administrative modification, by minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be permitted by an administrative modification or minor modification.
- Q. **Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan is conceptual. As such, revisions to the Site Plan, including the location, configuration, orientation, and number of access points, stormwater facilities, and buildings, as well as parking and internal circulation, shall be permitted provided that such revisions adhere to the standards and criteria provided in this written description. In addition, all such changes shall be subject to the review and approval of the Planning and Development Department.

IV. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan.** The Property is currently the subject of a companion FLUM Amendment to the CGC land use category, which permits the above listed uses. The proposed development is consistent with the following policies of the 2010 Comprehensive Plan: 1.1.1, 1.1.5, 1.1.7, 1.1.8, 1.1.9, 1.1.10, 3.2.5, and 3.2.18.
- B. **Roadways / Consistency with the Concurrence Management System.** The development of the Property will comply with the requirements of the Concurrence Management System.
- C. **Allocation of Commercial Land Use.** This proposed development will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan.
- D. **Internal Compatibility / Vehicular Access.** The Site Plan attached as Exhibit "E" addresses access and circulation within the site. The Property will have

several access points from Gate Parkway and Point Meadows Drive. The development is designed to contain traffic circulation internal to the site. The location and final design of the access points are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. The completed internal roads will be maintained by the owner.

- E. External Compatibility / Intensity of Development.** The proposed development is consistent with and comparable to permitted development in the area. The Property is bounded by: vacant office uses to the north, Point Meadows Drive and medical office uses (RPI/CO) to the south, Gate Parkway to the east, and a residential neighborhood (LDR/PUD) to the west. The proposed uses are compatible in both intensity and density with these surrounding uses and zoning districts.
- F. Recreation / Open Space.** N/A.
- G. Impact on Wetlands.** Development that would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. Listed Species Regulations.** The Property is less than fifty acres; therefore a listed species survey is not required.
- I. Off-Street Parking & Loading Requirements.** The proposed PUD will provide parking and loading in accordance with Section III.H above.
- J. Sidewalks, Trails, and Bikeways.** Internal sidewalks complying with the requirements of Section 654 of the City of Jacksonville Ordinance Code will be provided.