

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

June 9, 2022

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2022-356 Application for: Imeson Park South PUD**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

- 1. The original legal description dated February 22, 2022.
- 2. The original written description dated February 17, 2022.
- 3. The original site plan dated January 27, 2022.

Recommended Planning Commission Conditions to the Ordinance: **None**

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

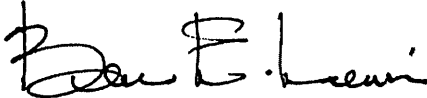
Planning Commission Vote: 6-0

David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye

Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	Absent
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2022-356 TO

PLANNED UNIT DEVELOPMENT

JUNE 9, 2022

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2022-356 to Planned Unit Development.

Location: Northside of Zoo Parkway between Imeson Park Boulevard and Broward River

Real Estate Number(s): 108762-0000, 108761-0500

Current Zoning District(s): Industrial Light (IL)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Heavy Industrial (HI)

Planning District: North, District 6

Applicant/Agent: T.R. Hainline, Esq.
Rogers Towers, PA
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owner: JI IPS land, LLC
14747 North Northsight Boulevard, Suite 111-431
Scottsdale Arizona 85260

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2022-356 seeks to rezone approximately 195.9 acres of land from Industrial Light (IL) to PUD. The rezoning to PUD is being sought to allow permitted and permissible uses in the Industrial Light (IL) Zoning District and is seeking relief from the parking regulations found in Part 6 of the Zoning Code.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Heavy Industrial (HI) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. According to the Category Description of the Future Land Use Element (FLUE), Heavy industrial uses are generally the most likely to produce adverse physical and environmental impacts on adjacent residential areas such as noise, land, air and water pollution and transportation conflicts. For this reason, heavy industrial land uses should be buffered by other less intense transitional land uses, such as office, light industrial or open space, etc., to protect residential and other sensitive land uses; i.e., schools, health care facilities, etc. Heavy industrial uses shall be located with convenient access to the transportation network that includes major highways, railroads, airports and port facilities. Site access to roads classified as arterial or higher on the Highway Functional Classification Map is preferred. Sites with railroad access and frontage on two highways are preferred locations for heavy industrial development. Industrial Light uses are permitted within the Heavy Industrial land use category and PUD is permitted as a secondary zoning district. The PUD is proposing uses that are found in the IL Zoning District. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while

protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Heavy Industrial (HI). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for industrial uses. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The use of existing and proposed landscaping: The written description indicates the development will comply with Part 12 Landscape Regulations in the Zoning Code.
- The use and variety of building setback lines, separations, and buffering: Setbacks, building height and other development standards will follow the IL Zoning District.
- Compatible relationship between land uses in a mixed use project: The written description lists the permitted and permissible uses that are found in the IL Zoning District. Since there are no changes to the uses, no adverse negative impacts are expected.
- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The subject property is located in an area identified as "Industrial Sanctuary." Industrial uses are crucial to the long term economic well-being of the City and these areas are presumed to be appropriate for land use map amendments to industrial categories. The "Industrial Sanctuary Zone" is defined as a distinct geographical area predominately consisting of industrial uses and zoning districts and strategically located for future expansion and economic development.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- The type, number and location of surrounding external uses: As noted below the surrounding area is either zoned for industrial uses or is undeveloped. The uses proposed in the PUD are consistent and compatible with the surrounding uses.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	PBF	PBF-1	JEA
	HI	IL	Undeveloped
	HI	IH	Warehouse, Distribution
South	WD/WR	IW	Undeveloped
East	LDR	RLD-100A	Undeveloped
West	HI	IL	Warehouse, Distribution

(6) Intensity of Development

The proposed development is consistent with the Heavy Industrial (HI) functional land use category. The PUD is appropriate at this location as the PUD is proposing uses found in the Industrial Light Zoning District.

- The availability and location of utility services and public facilities and services: Zoo Parkway is maintained by FDOT. All permitting for access shall be through FDOT. According to the Transportation Planning Division, Zoo Parkway is operating at 33% capacity.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The site has frontage on Zoo Parkway (SR 105), which is classified as a minor arterial roadway. The site also has access to a CSX
- Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare and safety: Approximately 23.5 acres of the subject site is within the Adaptation Action area and subject to coastal flooding during cataclysmic hurricane storms. The AAA area is located in the eastern area of the application site. The City will continue to enforce building standards and requirements to minimize structural damage to property in hazardous coastal areas. Future City expenditures for infrastructure improvements will be limited to meeting the needs of existing residents and resource protection. The City shall encourage environmentally sensitive areas to be placed in a Conservation land use category, Conservation zoning district, and/or conservation easement.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. No recreation area is required.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

(9) Listed species regulations

An Environmental Assessment dated December 2020, was performed by Peacock Consulting Group, LLC. The study found the subject property did not contain suitable habitats for most of the endangered or threatened species. The site is suitable for the gopher tortoise, eastern indigo snake and Florida pine snake. Prior to ground clearing, a survey should be performed on the subject property and relocation permits obtained from the Florida Fish and Wildlife Conservation Commission.

(10) Off-street parking including loading and unloading areas.

The site will be developed in accordance with Part 6 of the Zoning Code, except that parking for industrial uses shall be provided at 1 space per 5,000 square feet instead of the 1 space per 2,000 square feet require by the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on May 24, 2022, the required Notice of Public Hearing sign was posted.



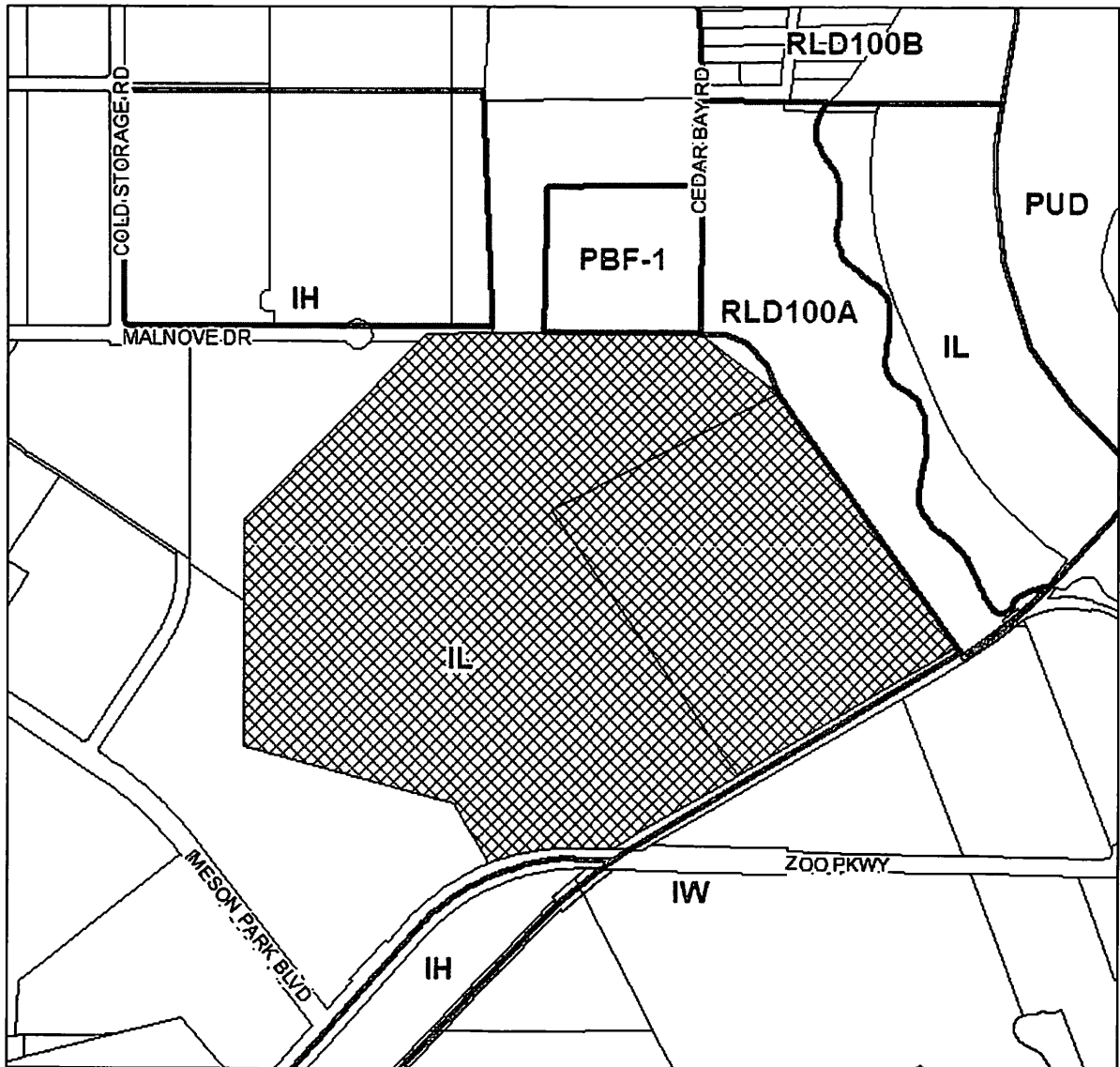
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-356** be **APPROVED** with the following exhibits:

1. The original legal description dated February 22, 2022.
2. The original written description dated February 17, 2022.
3. The original site plan dated January 27, 2022.



Aerial view of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: IL</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> <p>A small map showing the location of the site within a larger geographic area, with a black dot indicating the site's location.</p>	<p>A north arrow pointing upwards and a scale bar showing 0, 300, 600, and 1,200 feet.</p> <p>COUNCIL DISTRICT: 2</p>
<p>ORDINANCE NUMBER ORD-2022-0356</p>	<p>TRACKING NUMBER T-2022-4108</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0356 **Staff Sign-Off/Date** BEL / 03/25/2022
Filing Date 05/04/2022 **Number of Signs to Post** N/A
Hearing Dates:
1st City Council 06/14/2022 **Planning Commission** 06/09/2022
Land Use & Zoning 06/22/2022 **2nd City Council** N/A
Neighborhood Association M&M DAIRY INC., THE EDEN GROUP INC., HECKSCHER DRIVE COMMUNITY CLUB
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 4108 **Application Status** PENDING
Date Started 02/22/2022 **Date Submitted** 02/22/2022

General Information On Applicant

Last Name HAINLINE **First Name** T.R. **Middle Name**
Company Name ROGERS TOWERS, P.A.
Mailing Address 1301 RIVERPLACE BOULEVARD, SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043465531 **Fax** 9043960663 **Email** THAINLINE@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name JI IPS LAND, LLC
Mailing Address 14747 N. NORTHSIGHT BLVD., SUITE 111-431
City SCOTTSDALE **State** AZ **Zip Code** 85260
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 108762 0000	2	6	IL	PUD
Map 108761 0500	2	6	IL	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

HI

Land Use Category Proposed?**If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre)** 195.90**Development Number****Proposed PUD Name** IMESON PARK SOUTH PUD**Justification For Rezoning Application**

SEE EXHIBIT "D"

Location Of Property**General Location**

ZOO PARKWAY/HECKSCHER DRIVE, WEST OF THE BROWARD RIVER

House #	Street Name, Type and Direction	Zip Code
0	ZOO PKWY	32218

Between Streets

ZOO PARKWAY and MALNOVE DRIVE

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit - Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).

Exhibit J Other Information as required by the Department
(i.e.-*building elevations, *signage details, traffic analysis, etc.).

Exhibit K Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- | | |
|--|-------------------|
| 1) Rezoning Application's General Base Fee: | \$2,269.00 |
| 2) Plus Cost Per Acre or Portion Thereof | |
| 195.90 Acres @ \$10.00 /acre: | \$1,960.00 |
| 3) Plus Notification Costs Per Addressee | |
| 14 Notifications @ \$7.00 /each: | \$98.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$4,327.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

Legal Description

February 22, 2022

PORTIONS OF LOTS 6, 7, AND 8 OF THE DIVISION OF THE WILLIAM DRUMMOND GRANT, SECTION 47, TOWNSHIP 1 SOUTH, RANGE 27 EAST, ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 17 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF GOVERNMENT LOTS 2 AND 3 OF SECTION 17, OF SAID TOWNSHIP AND RANGE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST WESTERLY CORNER OF SAID WILLIAM DRUMMOND GRANT, SECTION 47; THENCE NORTH 62°30'02" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 47, A DISTANCE OF 1164.99 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING, THENCE NORTH 35°33'13" WEST, DEPARTING SAID NORTHERLY LINE OF SECTION 47 AND ALONG A LINE PARALLEL WITH THE EAST LINE OF PARCEL "A" OF A GRANT OF EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 2894, PAGE 957, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, A DISTANCE OF 1730.05 FEET; THENCE NORTH 62°30'02" EAST, PARALLEL TO SAID NORTHERLY LINE OF SECTION 47, A DISTANCE OF 1451.32 FEET TO A POINT LYING ON SAID EAST LINE OF OFFICIAL RECORDS VOLUME 2894, PAGE 957; THENCE SOUTH 35°33'13" EAST, ALONG SAID EAST LINE, 1730.05 FEET TO ITS INTERSECTION WITH SAID NORTHERLY LINE OF SECTION 47; THENCE CONTINUE SOUTH 35°33'13" EAST, ALONG SAID EAST LINE, 29.55 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A", SAID CORNER ALSO BEING A POINT LYING ON THE CURVED NORTHERLY RIGHT OF WAY LINE OF SEABOARD COASTLINE RAILROAD, A 100 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2789.93 FEET, THROUGH A CENTRAL ANGLE OF 01°50'16", AN ARC LENGTH OF 89.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°32'39" WEST, 89.48 FEET; THENCE SOUTH 59°27'47" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1352.94 FEET; THENCE NORTH 35°33'13" WEST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, 108.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 59.37 ACRES, MORE OR LESS.

SAID LANDS BEING THE SAME LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 14105, PAGE 297 "PARCEL 1".

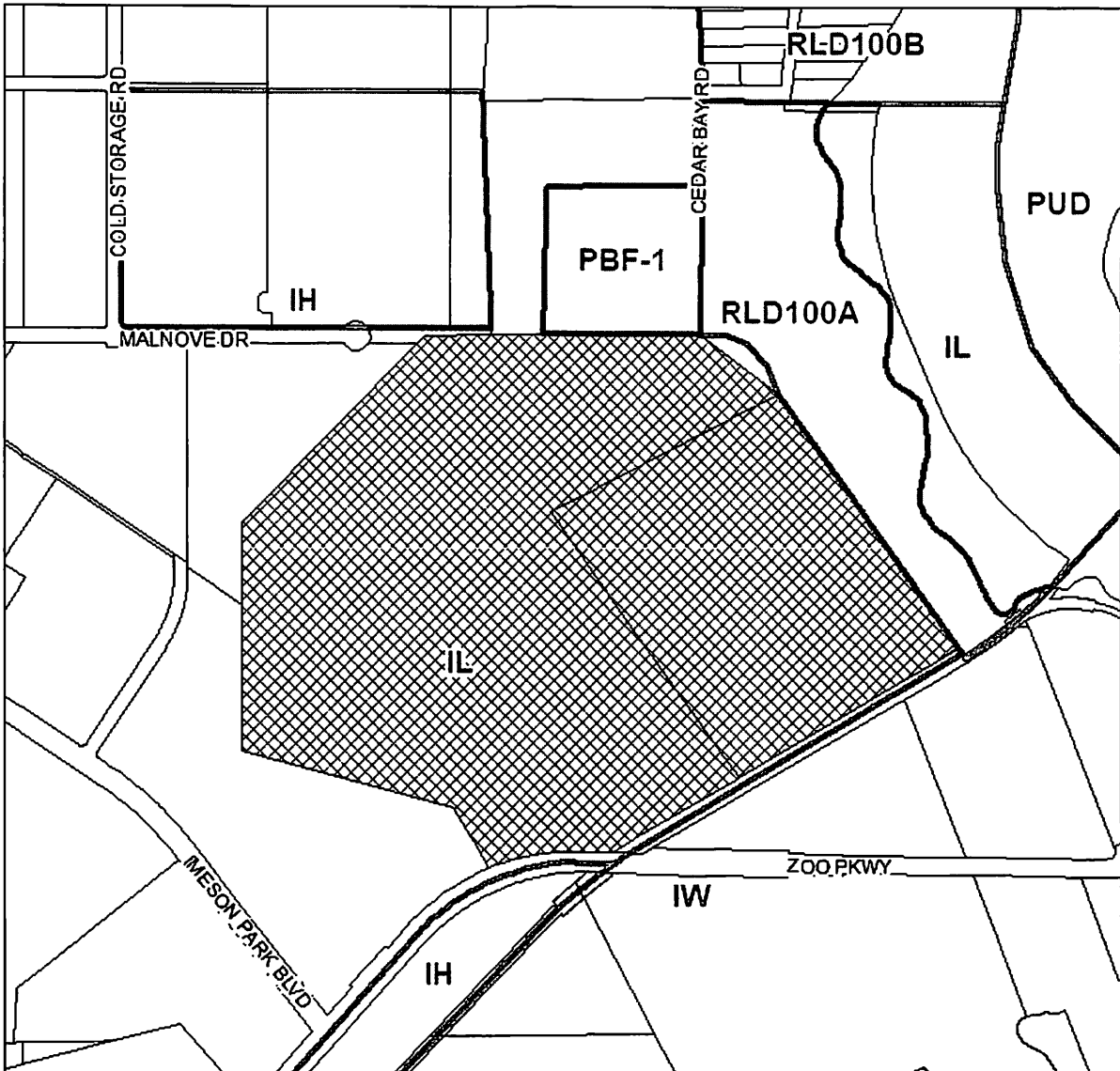
TOGETHER WITH:

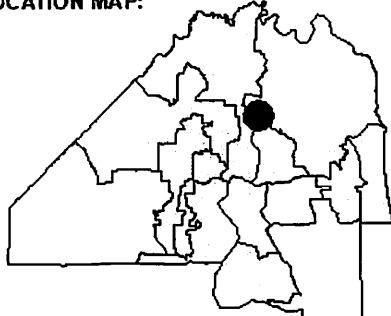

A TRACT OF LAND SITUATED IN TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, COMPRISED OF A PORTION OF LOTS 8, 9 AND 10, OF THE DIVISION OF THE WILLIAM DRUMMOND GRANT, SECTION 47, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 1, PAGE 17, FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF GOVERNMENT LOTS 2 AND 3, SECTION 17, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST WESTERLY CORNER OF SAID WILLIAM DRUMMOND GRANT, SECTION 47, THENCE NORTH 62°34'00" EAST ALONG THE NORTH LINE OF SAID SECTION 47, A DISTANCE OF 1165.18 FEET TO A POINT ON THE WESTERLY LINE OF PARCEL 1 AS DESCRIBED IN OFFICIAL RECORDS BOOK 17685, PAGE 1311, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING, THENCE SOUTH 35°31'00" EAST, DEPARTING THE NORTH LINE OF SAID SECTION 47, A DISTANCE OF 107.38 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD (A 100 FOOT RIGHT-OF-WAY); THENCE SOUTH 59°30'00" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 863.34 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF HECKSCHER DRIVE (STATE ROAD NO. 105) (A 120 FOOT RIGHT-OF-WAY); THENCE NORTH 88°52'50" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 144.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1333.24 FEET: THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 494.69 FEET TO THE MOST EASTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6152, PAGE 838 OF SAID PUBLIC RECORDS, MAKING A CENTRAL ANGLE OF 21°15'34" AND HAVING A CHORD BEARING AND DISTANCE OF SOUTH 80°29'23" WEST, 491.86 FEET; THENCE SOUTHWESTERLY, NORTHWESTERLY, AND NORTHEASTERLY ALONG THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6152, PAGE 838 OF SAID PUBLIC RECORDS THE FOLLOWING FIVE (5) COURSES: COURSE 1 - SOUTH 75°46'57" WEST, DEPARTING SAID RIGHT-OF-WAY LINE OF HECKSCHER DRIVE, A DISTANCE OF 62.73 FEET; COURSE 2 - NORTH 29°50'44" WEST, A DISTANCE OF 385.79 FEET; COURSE 3 - NORTH 74°50'26" WEST, A DISTANCE OF 1240.53 FEET; COURSE 4 - NORTH 00°06'55" EAST, A DISTANCE OF 1287.51 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF EASEMENT PARCEL "WW-RR" AS RECORDED IN OFFICIAL RECORDS BOOK 14173, PAGE 114 OF THE PUBLIC RECORDS OF SAID COUNTY; COURSE 5 - NORTH 44°33'50" EAST, ALONG SAID SOUTHEASTERLY LINE

AND THE NORTHEASTERLY EXTENSION THEREOF, A DISTANCE OF 1480.63 FEET TO A POINT ON THE SOUTHERLY LINE OF MALNOVE ROAD (PARCEL "RR"); THENCE NORTH 89°02'25" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 335.00 FEET TO THE SOUTHWEST CORNER OF PARCEL "A" AS DESCRIBED IN OFFICIAL RECORDS BOOK 3224, PAGE 807 OF SAID PUBLIC RECORDS; THENCE NORTH 89°03'11" EAST, ALONG THE SOUTH LINE OF SAID LANDS AND THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2789, PAGE 404, A DISTANCE OF 1198.79 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2789, PAGE 404; THENCE SOUTH 54°48'56" EAST, A DISTANCE OF 572.17 FEET TO THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17685, PAGE 1311 OF SAID PUBLIC RECORDS, THENCE SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE LAST SAID LANDS THE FOLLOWING TWO (2) COURSES: COURSE 1 - SOUTH 62°34'00" WEST, A DISTANCE OF 1451.00 FEET; COURSE 2 - SOUTH 35°31'00" EAST, A DISTANCE OF 1731.36 FEET TO THE INTERSECTION WITH THE NORTH LINE OF SAID SECTION 17 AND TO THE POINT OF BEGINNING; CONTAINING 136.61 ACRES, MORE OR LESS.



<p>REQUEST SOUGHT:</p> <p>FROM: IL</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 300 600 1,200 Feet</p>
	<p>TRACKING NUMBER</p> <p>T-2022-4108</p>	<p>COUNCIL DISTRICT:</p> <p>2</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Imeson Park South PUD

**Written Description
February 17, 2022**

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 108762-0000 and 108761-0500
- B. Current Land Use Designation: HI
- C. Proposed Land Use Designation: HI (no change)
- D. Current Zoning District: IL
- E. Proposed Zoning District: PUD

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

JI IPS Land, LLC (the “Applicant”) proposes to rezone approximately 195.9 acres of property located on Heckscher Drive/Zoo Parkway to the west of Broward River, which is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the Planned Unit Development (“PUD”) zoning district is being sought to provide for the development of the Property with industrial uses, including, by way of example and not limitation, warehousing and distribution facilities, as shown on the PUD Conceptual Site Plan dated January 27, 2022 (the “Site Plan”). In particular, this PUD allows for the Property to be developed with a parking ratio that is consistent with the current marketplace for such industrial facilities, and meeting the demand for diverse users of such facilities. The proposed parking ratios are the same as the parking ratios applicable to the Imeson Park industrial development to the north of the Property, portions of which were developed by an affiliate of the Applicant, and which have operated successfully without parking issues. The PUD shall be developed in accordance with this PUD Written Description and the Site Plan, which is attached to this ordinance as **Exhibit “4”**; provided, however, the configuration of the development as depicted on the Site Plan is conceptual, and revisions to the Site Plan, including access points, internal circulation, buildings sizes and locations, stormwater ponds, and other features of the development and infrastructure, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

The Property lies within the Heavy Industrial (HI) land use category on the Future Land Use Map (FLUM) and within the Suburban Development Area of the Comprehensive Plan. Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	WD/WR	IW	Vacant, Industrial
East	LDR	RLD-100A	Vacant
North	HI	IL, IH	Vacant, Industrial
West	HI	IL	Vacant, Industrial

III. DESCRIPTION OF PERMITTED USES

A. Maximum Intensities

Consistent with the operative provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing the HI land use designation.

B. PUD Conceptual Site Plan

The Site Plan shows the proposed PUD layout, including the access point, schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation and buildings sizes and locations, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

C. Permitted Uses

1. *Permitted uses and structures.* Those uses and structures permitted in the IL zoning district.
2. *Permissible uses by exception:* Those uses permissible by exception in the IL zoning district.
3. *Lot and yard requirements:* Those lot and yard requirements set forth by the IL zoning district.
4. *Maximum height of structure:* The maximum heights set forth by the IL zoning district.

D. Excavations, Lakes, Ponds

Excavations, lakes, and ponds, dug as a part of the development's stormwater retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, etc., may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

E. Accessory Uses and Structures

Accessory uses and structures are permitted in accordance with the applicable provisions of the Zoning Code.

F. Height Limitations

Building height shall be measured as set forth in Part 16 of the Zoning Code.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

1. Recreation

Recreation requirements are not applicable to the proposed development.

2. Access

Access will be provided as shown on the Site Plan via Zoo Parkway/Heckscher Drive. The location and design of the access points on Zoo Parkway/Heckscher Drive and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connection, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department.

3. Signage

Signage will be provided in accordance with Part 13 of the Zoning Code for property within the IL zoning district.

4. Silviculture Uses May Continue.

Silviculture operations are a permitted use in this PUD and may continue on the Property until build-out.

5. Landscaping/Buffer

Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations).

6. Modifications

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

7. Parking

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2021), except that off-street parking for industrial, wholesale, warehouse, storage and similar uses shall be provided at a ratio of one space per

5,000 square feet of gross floor area, with no limit or maximum number of off-street parking spaces. For all uses, parking standards shall be applied taking into consideration the entire use or development at issue. For individual parcels within the Property, which may be owned by separate owners in fee simple, required off-street parking may be provided “off-site” within the Property and may be shared with other uses/parcels, so long as all of the uses/parcels within the Property, in their entirety, provide sufficient off-street parking for all proposed uses therein.

8. Sidewalks, Trails and Bikeways

Sidewalks shall be provided as required in the 2030 Comprehensive Plan, if applicable.

9. Impervious Surface

The required impervious surface ratio applicable to this PUD shall be the ratio required for a property zoned IL (85%).

10. Utilities

Electric power, water and sewer will be provided by JEA.

11. PUD Conceptual Site Plan

The configuration of the development as depicted on the Site Plan is conceptual, and revisions to the Site Plan, including access points, internal circulation, buildings sizes and locations, stormwater ponds, and other features of the development and infrastructure, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

V. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on January 27, 2022.

VI. JUSTIFICATION FOR THE PUD REZONING.

As described above, this PUD is being requested to permit the development of an industrial development with a common scheme of development. The PUD allows for specific parking requirements to allow for optimal development given current parking demands for industrial uses.

VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF THE ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Description and the Site Plan, to the extent set forth herein; it provides for site-specific access requirements; and it allows for reduced parking requirements. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Parking	Section 656.404(g): One space per 2,000 square feet of gross floor area. However, the parking ratios for the Off-Street Parking Overlay, under Section 656.361.16 shall be calculated based upon one space for each 5,000 square feet of gross floor area, or one per employee on the peak shift, whichever is greater.	Off street parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2021), except that parking for industrial, wholesale, warehouse, storage and similar uses shall be provided at a ratio of one space per 5,000 square feet of gross floor area, with no maximum number of off-street parking spaces.	To allow for optimal parking consistent with other developments in the area and the current market demand for industrial uses.

VIII. Names of Development Team

Developer: JI IPS Land, LLC

Planner/Engineer: ETM

Architects: N/A

IX. Land Use Table

A Land Use Table is attached hereto as Exhibit "F."

X. PUD REVIEW CRITERIA

1. Consistency With the Comprehensive Plan:

The PUD will be developed consistent with the HI land use category of the 2030 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2030 Comprehensive Plan: Future Land Use Element Objective 1.2 and Policies 1.1.1, 1.1.9, 1.1.12, and 3.2.29.

2. Consistency with the Concurrency Management System:

The PUD will comply with the Concurrency and Mobility Management System

3. Allocation of Residential Land Use:

The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

4. Internal Compatibility:

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

5. External Compatibility/Intensity of Development:

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

6. Maintenance of Common Areas and Infrastructure:

All common areas and infrastructure, excluding roadways dedicated to the City of Jacksonville, if any, will be maintained by the owner, maintenance company and/or one or more owners' association(s).

7. Usable Open spaces, Plazas, Recreation Areas:

Not applicable.

8. Impact on Wetlands:

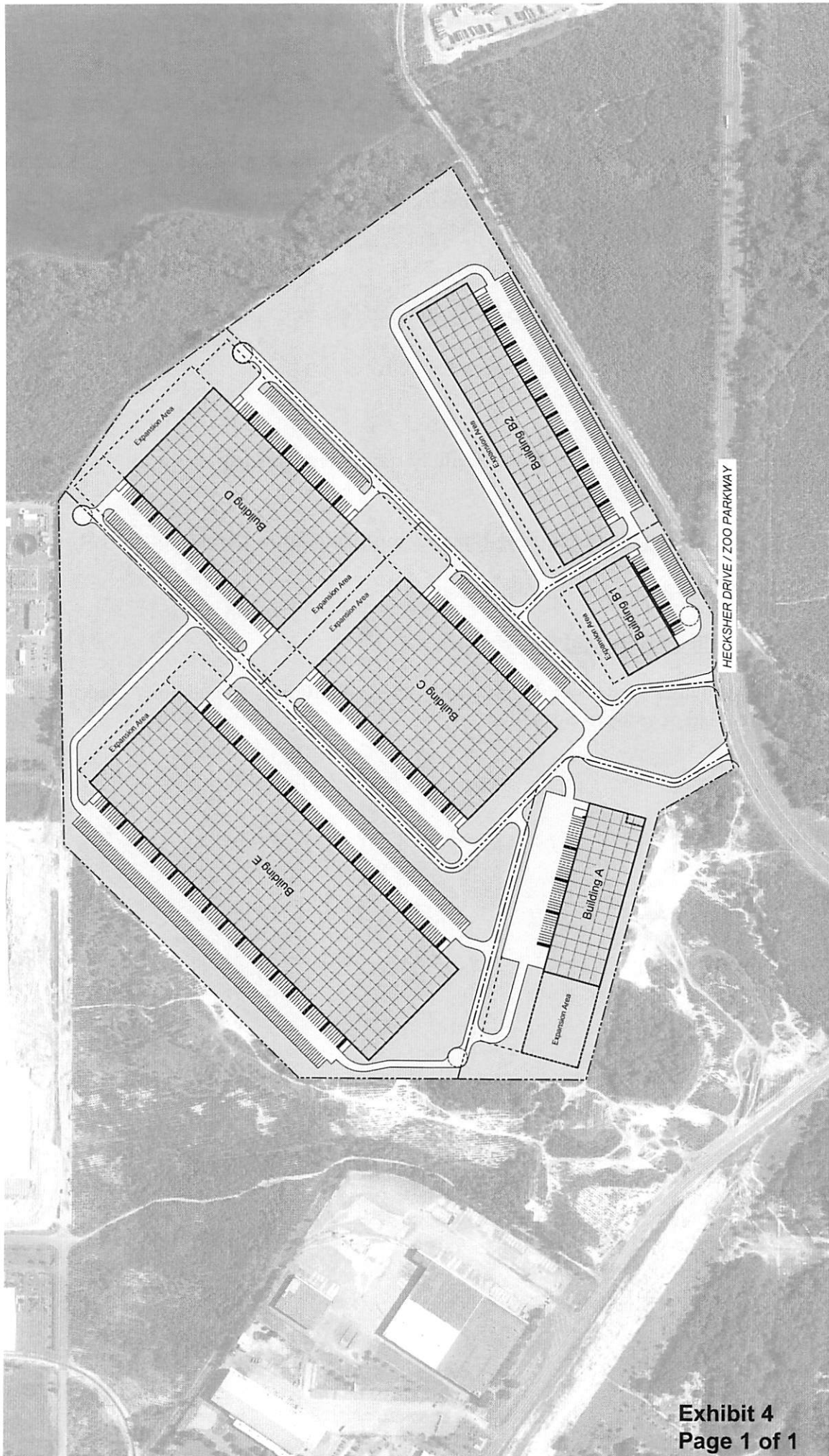
Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

9. Off-Street Parking Including Loading and Unloading Areas:

The PUD provides adequate off-street parking.

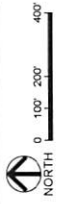
10. Sidewalks, Trails, and Bikeways:

The PUD provides for compliance with the subdivision regulations and 2030 Comprehensive Plan with regards to sidewalks.



IMESON PARK SOUTH - MASTER PLAN

Overall Master Plan



Jacksonville, Florida

1.27.22



EXHIBIT F

PUD Name

Imeson Park South PUD

Date

Feb 10, 2022

Land Use Table

Total gross acreage	195.9	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		Acres	%
Industrial	121.9	Acres	62.2 %
Other land use		Acres	%
Active recreation and/or open space		Acres	%
Passive open space, wetlands, pond	74	Acres	37.8 %
Public and private right-of-way		Acres	%
Maximum coverage of non-residential buildings and structures	7,253,611	Sq. Ft.	85 %