

WRITTEN DESCRIPTION
Faye Road Industrial II PUD
August 10, 2021

I. PROJECT DESCRIPTION

The fee simple owner of the real property identified in the attached Exhibit, RE# 110629-0200, encompassing approximately 6.01 +/- acres, the “Property”, intends to rezone the Property from PUD to PUD. The parcel is currently designated LI according to the FLUMs. The property was originally rezoned to PUD in concert with a Land Use Amendment to permit the LI Category. The enacting ordinance for the existing PUD is attached (Ord. 2009-286).

In 2007, (Ord 2007-398 Industrial Preservation) the City of Jacksonville adopted the Industrial Preservation Map (Map L-23) of the Comprehensive Plan, and created Part 3, Subpart P, Zoning Code. In doing so the subject Property was designated within the Industrial Preservation Area as an Area of Situational Compatibility. Pursuant to the Industrial Preservation Ordinance, the Property was deemed to be an area wherein expansion of industrial uses are actually promoted.

In 2018, the owner was approached by an industrial user, citing the Industrial Preservation Area, seeking to acquire 4.25 acres for development of a concrete batch mixing plant. The owner filed another PUD-to-PUD rezoning, including that use as a permitted activity. The proposal was approved, with no opposition, and the current Ordinance 2018-667 (PUD) was enacted. The owner has again been approached by a user seeking to conduct the recycling of roofing materials and similar items. Thus, the PUD is again being amended to permit this use. It is apparent that the Industrial Preservation Area designation is indeed attracting such users to the area.

Adjacent and surrounding uses and designations include I-295 to the immediate north. The parcel to the immediate west is the batch mixing plant and further to the west the property is designated LI/PUD, operating as a Porta Potty storage and service center. The parcels to the east, across Dunn Creek Road, are mixed as vacant land and single-family dwellings, LDR/RR-Acre but, also designated as being within the Industrial Sanctuary as Situational Compatibility. Similarly, parcels to the immediate south are also within this Situational Compatibility area and include a mix of vacant and older residential uses designated LDR/RR-Acre. Crossing Faye Road, the properties are denoted as Industrial Sanctuary, designated LI/PUD and has been developed as a 1,000-acre industrial complex, offering rail access and port access on both sides. Vulcan Materials utilizes as small portion of this site for bulk materials and shipping, but even more recent development includes the creation of the Buckeye Terminal, a new rail yard and transfer station encompassing more than 15 acres. Reviewing the Industrial Preservation Map and considering the influx of industrial demand over the last decade, it would appear that the trend in this area is indeed industrial and the Situational Compatibility designation has served to promote industrial uses back into this area. Therefore, implementation of the requested PUD rezoning would support the transitional nature of the industrial zoning along this portion of Faye Road, as well as promote and preserve existing industrial designations as intended by the Industrial Preservation Ordinance.

Obviously, the underutilized residential properties do not create long term jobs or contribute significantly to the tax base, offering services that will provide the materials needed for the growth of the City. The trends of the last decade prove the value of the Industrial Preservation Map and it is becoming readily apparent that industrial demand is increasing in this area for both the Sanctuary

Designation, and the Situational Compatibility areas. It was the specific intent of the Industrial Sanctuary legislation to protect strategically located industrial lands for further expansion and economic development. The City Council saw these parcels, including the subject Property, as being crucial to the long-term economic well-being of the City. While provisions to protect remaining residential and commercial uses are afforded in the Section of the Code, they are not intended to promote their continued existence.

The applicant has sought the assistance of Mr. Paul Harden in the preparation of this PUD request and site plan. No other professionals have yet been engaged. This PUD zoning will promote the Goals, Objectives and Policies of the Comprehensive Plan, assist in the implementation of the Zoning Code and offer certainty to the surrounding property owners, flexibility to the developers, and a more regulated product than a conventional zoning of the Property. The PUD is the appropriate vehicle to assure an appropriately scaled and context sensitive development that will permit the required flexibility for the property owners while allowing input from the adjoining owners of properties to the south and east. It is the intent to now complete the development of the original master tract, (L-shaped parcel), with these industrial uses.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as described within this written description and the City's Zoning Code. All future maintenance and operations will be the sole responsibility of the landowner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD. The property does not possess significant or unique characteristics, variation of elevations or natural features as it is currently vacant or largely underutilized. Construction of the site would be intended to commence upon approval of the zoning and engineering entitlements.

This PUD differs from the conventional IL district in the following ways. The Permitted and Permissible Uses have been reduced from that of the conventional IL Zoning District. The lot areas and lot widths have been increased substantially over that required in the IL Zoning District. Finally, a buffer area along the southerly boundary is planned, protecting the existing residential occupancies of the adjacent properties so long as they remain in their current use. However, as the industrial market appears very strong and as users such as this are seeking to acquire industrial lands in areas where industry is intended by the City's Comprehensive Plan, it is likely that those properties will also be sought for more intensive development. The intent of the PUD is to permit Light Industrial Uses, while considering the transitional nature of the existing residential uses that abut the Property.

II. USES AND RESTRICTIONS

The Property will be developed as outlined in this PUD Written Description. The improvements will be developed as described within this PUD narrative or as depicted on the attached site plan (Exhibit E) dated April 16, 2021 (the "Site Plan,") which is incorporated herein by this reference.

A. Permitted Uses:

- (1) Wholesaling, warehousing, storage or distribution establishments and similar uses.
- (2) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (3) Printing, publishing or similar establishments.
- (4) Business and professional offices.
- (5) Service establishments catering to commerce and industry, including linen supply, laundry and dry cleaning plants, freight movers, communications services, business machine services, hiring and union

- halls, employment agencies, sign companies.
- (6) Vocational, technical, trade or industrial schools and similar uses.
 - (7) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
 - (8) Recycling Facilities/collection points, including a Construction and demolition recycling facility and a Recycling Facility and Yard
 - (9) Bulk storage yards, with bulk storage of non-flammable materials and liquids if storage is visually screened by a six-foot fence or wall not less than 95 percent opaque.
 - (10) Building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.
 - (11) Outside storage and maintenance of dumpsters for construction demolition debris and accessory uses

Permitted accessory uses.

See [Section 656.403](#). Zoning Code

- (1) Residential facilities (including not more than one mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.

Permissible uses by exception.

- (1) Care centers meeting the performance standards and development criteria set forth in Part 4.
- (2) The processing of Low-THC Cannabis for medicinal use by a State authorized Processing Facility, pursuant to F.S. § 381.496, and Ch. 64-4, F.A.C., and meeting the performance standards and development 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 including outside display.

III. DEVELOPMENT STANDARDS

A. Dimensional Standards.

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – 10,000 square feet

Lot Width – 100 feet

Yards -

Front: 20 feet

Side: East Property Line and southerly property line along the RR zoning shall be 30 feet, to include a 20 foot undisturbed buffer area in combination with a 10 foot no use area). Western and northern boundaries shall require 5 feet.

Rear: 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 65%

3. *Maximum height of structures:* Shall be limited to Thirty Five Feet (35) feet.

B. *Ingress, Egress and Circulation.*

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan.

C. *Signs.*

1. The number, location, and height of signage to be located on the Property shall be consistent with Section 656.1303(c)(3).

D. *Landscaping:*

1. *Site Design Landscaping* Site Design shall conform to the provisions of the Zoning Code as it relates to landscaping and driveway designs, as depicted on the Site Plan and as described below.

2. Part 12 of the Zoning Code shall be implemented as applicable to all landscape matters, with the exception of the provisions related to uncomplimentary buffers. The southerly boundary, extending from Dunn Creek Road westward, shall include a 15 Foot Undisturbed Buffer area, combined with a 10 foot wide no use zone, acting as a combined 25 foot buffer area. It is the intent of this PUD to capitalize on the existing foliage and natural vegetative material, utilizing that as a Natural Buffer to those properties to the south. The frontage of the subject property along both Dunn Creek Road shall comply with the provisions of Perimeter Landscaping as prescribed by the Zoning Code.

E. *Building Orientation*

1. *General:*

The development will be situated in a manner that permits an efficient use of the property while locating buildings and their primary entryways toward the western and northern portions of the Property. Bulk storage areas will be permitted along the southern boundary, acting as a barrier, but will also exceed the minimum separation required in the Industrial Preservation Overlay.

F. *Parking*

1. The minimum number of parking spaces shall conform to Part 6, Zoning Code.

IV. 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 2030 Comprehensive Plan and Land Use Regulations. The proposed rezoning is a reasonable manner by

which to permit the redevelopment of an underdeveloped, parcel located along a transitional corridor and within an Industrial Sanctuary.

The proposed zoning will act as a vehicle to properly locate additional industrial uses along this corridor, while promoting redevelopment of underutilized industrial designated property and the integration of existing residential parcels. This PUD is designed to protect the usable nature of the property while promoting numerous Goals, Objectives, and Policies of the 2030 Comprehensive Plan. The project seeks to permit supportive uses consistent with the nature of the Lee Road corridor.

This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which cannot be subject to generalized site plans;

Represents a valuable opportunity to promote redevelopment of underutilized industrial property along an industrial corridor, within a designated Industrial Sanctuary, while promoting reinvestment in the area. The PUD offers a combination of possible uses, properly designed to promote the integration into the corridor in an efficient and effective manner. This development plan represents a sustainable and desirable development pattern at an infill location;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. Goal 3, FLUE
2. Objective 3.2, FLUE, promoting emerging industrial areas
3. Policy 3.2.1, FLUE, promoting industrial uses in the form of corridor development
4. Policy 3.2.7, FLUE
5. Policy 3.2.12, FLUE, promoting light industrial activity in areas inappropriate for less intense development due to incompatible land uses

V. SUCCESSORS IN TITLE

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

VI. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan. The Property is designated LI pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. This PUD zoning will promote a logical pattern of Land Use that is both appropriate, given the nature of this property and the existing uses along Faye Road, while promoting development and use of underutilized industrial property and furthering the intent of the Industrial Sanctuary.

B. Consistency with the Concurrency Management System. The development of the Property will

comply with the requirements of the Concurrency Management/ Mobility System.

C. Allocation of Residential Land Use. No residential use is intended for this PUD.

D. Internal Compatibility/Vehicular Access. Vehicular access to the site is available from Dunn Creek Road. All access locations and designs shall be reviewed and approved by the City of Jacksonville as appropriate.

D. External Compatibility/Intensity of Development. The intent of the development is to permit industrial along an existing intensive commercial corridor. The City's 2030 Comprehensive Plan promotes uses of this nature at such locations and the specific intent of this PUD is to permit flexibility in the development process, not otherwise permitted in conventional zoning, while promoting redevelopment and reinvestment in an area intended for industrial use.

E. The development will be appropriately screened from adjacent properties, uses, and uses or structures and will be oriented in a manner that will reduce impacts to the surrounding properties.

F. Recreation/Open Space. The PUD will not include recreational uses.

G. Impact on Wetlands. Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. Listed Species Regulations. Not Applicable.

I. Off-Street Parking & Loading Requirements. The development will be constructed in accordance with Part 6, Zoning Code.

K. Sidewalks, Trails, and Bikeways. The development will be consistent with the 2030 Comprehensive Plan.

L. Stormwater Retention. Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.

M. Utilities. Electric power is furnished to the Property by the Jacksonville Electric Authority. Sewer and water services are contained on-site.