

**PUD WRITTEN DESCRIPTION
WESTSIDE DEVELOPMENT PUD
October 14, 2024**

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicants propose to rezone approximately 38.47 acres of property to allow for parking, storage, and other light industrial uses on the property located at 6739 Utsey Road (RE# 002942 0000) (the “Utsey Road Parcel”) and at 0 Moncrief Road West (RE# 002966 0000) (the “Moncrief Road Parcel”) (collectively, the “Property”) as more particularly described in Exhibit 1 and depicted in the conceptual site plan filed as Exhibit E and adopted as Exhibit 4 (the “Site Plan”). The Property is located within the AGR land use category, the Suburban Development Area, and is zoned AGR.

The Utsey Road Parcel currently has a manufactured home and the Moncrief Road Parcel is undeveloped. The owner of the Utsey Road Parcel owns and operates a pest control business and seeks to park business vehicles, store materials onsite, and have the flexibility to utilize the existing mobile home as an office. The owner of the Moncrief Road Parcel seeks general light industrial uses, including the parking and storage of trucks, trailers, and other similar items.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	AGR	AGR	Undeveloped
East	LI	PUD	Recycling Center
South	LI	IBP / PUD (2004-911)	Industrial/undeveloped
West	AGR	AGR	Single-family

- B. Project name: Westside Development PUD.
- C. Project engineers: Solid Rock Engineering, LLC and Houston Engineering, Inc.
- D. Project developers: Topo Chico, LLC and Pattillo Industrial Real Estate.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: AGR.
- G. Current zoning district: AGR.
- H. Requested land use designation: LI.

- I. Requested zoning district: PUD.
- J. Real estate numbers: 002942 0000 and 002966 0000.

II. QUANTITATIVE DATA

- A. Total acreage: 38.47 acres.
- B. Total amount of storage area: For the Utsey Road Parcel, two thousand five hundred (2,500) square feet. Unlimited for the Moncrief Road Parcel.

III. STATEMENTS

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

This PUD generally adopts two (2) sets of development guidelines to cater to the specific needs and locations of the Utsey Road Parcel and the Moncrief Road Parcel. The Utsey Road Parcel may have office, outdoor and covered storage, and parking of trucks and trailers. The Moncrief Road Parcel, on the other hand, generally adopts the regulations applicable to the Industrial Light zoning district in recognition of the other large light industrial developments adjacent to this parcel. Enhanced design guidelines as compared to the Industrial Light zoning district are adopted for the Utsey Road Parcel, such as required minimum one hundred (100) foot lot widths and one (1) acre minimum lot sizes. Increased side and rear yards are required for the Moncrief Road Parcel where abutting residential uses. This PUD adopts parking limitations for the Utsey Road Parcel to cap the maximum amount of work trucks that may be parked at a given time. Parking on the Moncrief Road Parcel is according to Part 6 of the Zoning Code or to the applicable standard set forth in the Institute of Transportation Engineers (“ITE”) Parking Manual, and separate parking spaces are not required for outside storage, when the storage is for vehicles, trucks, trailers, RVs, boats or any other similar items. Outside storage may be screened by a minimum six (6) foot chain link fence with privacy fabric or with PVC slats, either of which may be less than ninety-five percent (95%) opaque provided that such fencing and materials are maintained in a neat and orderly condition. Internal vehicle use area landscaping shall not be required for any outside storage/parking, trucking, transloading, and transportation terminals. Uncomplementary land use buffers and screening are not required along shared boundaries between the Utsey Road Parcel and the Moncrief Road Parcel due to the compatibility of the permitted uses.

- B. Explanation of proposed deviations or waivers.

The provisions addressed above are adopted to provide context-sensitive restrictions for the Utsey Road Property and to ensure a consistent and compatible transition from the Moncrief Road Parcel to Utsey Road.

- C. 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.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

IV. USES AND RESTRICTIONS

A. Permitted Uses for the Utsey Road Parcel:

1. Outdoor and/or covered storage of pest control supplies and materials and other similar items, including but not limited to items associated with landscaping and/or building trades.
2. Parking of trucks and trailers associated with pest control or other similar businesses, including but not limited to landscaping and/or building trades.
3. Business and professional office, which may be operated within a manufactured or relocatable structure.
4. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.

B. Permitted Accessory Uses and Structures for the Utsey Road Parcel:

1. As permitted in Section 656.403.
2. 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.

C. Permitted Uses for the Moncrief Road Parcel:

1. Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) 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. Restaurants, (regulated by DBPR - Division of Hotels and Restaurants) including retail sale and service of beer and wine for consumption on premises.
7. Automobile service stations, major repair garages, mobile car detailing, auto laundry, and automated car wash meeting the performance standards and development criteria set forth in Part 4.
8. Vocational, technical, trade or industrial schools and similar uses.
9. Medical clinics.
10. Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, industrial outdoor storage (IOS), truck stops, express offices and terminal facilities and telephone exchanges, repair or installation facilities and similar uses.
11. Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
12. Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4.
13. Bulk storage yards, (but not concrete batch mixing plants) including bulk storage of flammable liquids and acids.
14. Building trades contractors with outside storage yards and outside heavy construction equipment.
15. Outdoor storage yards and lots including but not limited to auto storage yards (but not scrap processing yards or concrete batch mixing plants), semi-trucks, trailers, RVs, boats and other similar items.
16. Retail outlets in conjunction with wholesaling establishments if the area designated for retail sales does not exceed ten percent of the gross floor area of the building of which it is a part.
17. Banks, including drive-thru tellers.
18. Recycling facilities meeting the performance standards and development criteria set forth in Part 4.

19. Retail sales of heavy machinery, farm equipment and building materials including outside display.
20. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
21. Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4.

D. Permissible Uses by Exception for the Moncrief Road Parcel:

1. An industrial or commercial use which is not otherwise permitted or permissible in this Zoning Code, except the following:
 - a. Acid, chemical, fertilizer or insecticide manufacture or storage.
 - b. Explosives manufacturing or storage.
 - c. Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.
 - d. Paper and pulp manufacture.
 - e. Petroleum refining.
 - f. Stockyards or feeding pens and livestock auctions.
 - g. A use which is potentially dangerous, noxious or offensive to neighboring uses or the public in general by reason of smoke, odor, noise, flare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter or radiation.
2. Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.
3. Care centers meeting the performance standards and development criteria set forth in Part 4.
4. Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
5. Retail sales and service of all alcoholic beverages for either off-premises consumption or on-premises consumption or both.
6. Retail sales including outside display.
7. Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.
8. Indoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, or game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards

and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.

9. Manual car wash.

10. Fitness centers.

E. Permitted Accessory Uses and Structures for the Moncrief Road Parcel:

1. As permitted in Section 656.403.

2. 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.

F. Limitations on Permitted Uses and Permissible Uses by Exception: All of the permitted and permissible uses by exception, other than outside storage, trucking, transloading, and transportation terminals, shall be conducted within an enclosed building.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot width:

a. The Utsey Road Parcel: One hundred (100) feet.

b. The Moncrief Road Parcel: None.

2. Minimum lot area:

a. The Utsey Road Parcel: One (1) acre.

b. The Moncrief Road Parcel: None.

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

4. Minimum yard requirements.

a. The Utsey Road Parcel:

i. Front – Twenty (20) feet.

ii. Side – Twenty (20) feet.

iii. Rear – None.

b. The Moncrief Road Parcel

i. Front – None.

ii. Side – None, except where abutting residential uses, which shall require a minimum ten (10) foot yard.

iii. Rear – None, except where abutting residential uses, which shall require a minimum ten (10) foot yard.

5. Maximum height of structures:

a. The Utsey Road Parcel: Thirty-five (35) feet.

b. The Moncrief Road Parcel: None.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.*

a. The Utsey Road Parcel: Parking for storage areas shall be at a minimum rate of one (1) space per two thousand (2,000) square feet. The amount of onsite parking associated with nonresidential uses may not exceed twelve (12) spaces. Parking may occur on pervious or impervious materials with no minimum or maximum requirement.

b. The Moncrief Road Parcel: Parking may be provided pursuant to Part 6 of the Zoning Code or to the applicable standard within the most recent edition of the ITE Parking Manual. Any such parking calculation may consider shared parking or any other parking metric generally recognized by Transportation Professionals. Separate parking spaces are not required for outside storage, when the storage is for vehicles, trucks, trailers, RVs, boats or any other similar items.

2. *Vehicular Access.* Vehicular access to the Property shall be by way of Utsey Road and Moncrief Road West, substantially as depicted on the Site Plan.

3. *Pedestrian Access.* As required by City regulations.

- C. Signs: Signs for the Utsey Road Parcel shall be consistent with the requirements for the Agriculture zoning district, and the signs for the Moncrief Road Parcel shall be consistent with the requirements for the Industrial Light zoning district as set forth in Part 13 of the Zoning Code.
- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, that outside storage may be screened by a minimum six (6) foot chain link fence with privacy fabric or with PVC slats, either of which may be less than ninety-five percent (95%) opaque provided that such fencing and materials are maintained in a neat and orderly condition. Uncomplementary land use buffers and screening are not required along shared boundaries between the Utsey Road Parcel and the Moncrief Road Parcel. Internal vehicle use area landscaping shall not be required for any outside storage/parking, trucking, transloading, and transportation terminals.
- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
- F. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Development shall occur consistent with the adopted level of service standards for potable water and sanitary sewer in the Comprehensive Plan. Temporary potable services (e.g., well and septic) may be utilized at the discretion of the Property owner until such time that centralized water and sewer is required by applicable regulations to service proposed development.
- G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City’s 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City’s 2045 Comprehensive Plan and specifically contributes to:

Future Land Use Element

- 1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

2. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
3. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
 - a. Potential for the development of blighting or other negative influences on abutting properties
 - b. Traffic Impacts
 - c. Site Access
 - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
 - e. Configuration and orientation of the property
 - f. Natural or man-made buffers and boundaries
 - g. Height of development
 - h. Bulk and scale of development
 - i. Building orientation
 - j. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food
4. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - a. Creation of complementary uses;
 - b. Enhancement of transportation connections;
 - c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
5. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

6. Policy 1.2.8 - Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

- a. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
 - b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
 - c. Subdivision (non-residential and residential) where:
 - i. The collection system of a regional utility company is greater than ¼ mile from the proposed subdivision.
 - ii. Each lot is a minimum of ½ acre unsubmerged property.
 - iii. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five-year period.
7. 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.
 8. Objective 3.2 - 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.
 9. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.

B. Consistency with the Concurrency Management System. All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.

- C. Allocation of residential land use.** This PUD permits residential facilities as an accessory use for a watchman or caretakers whose employment requires residence on the premises.
- D. Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Utsey Road and Moncrief Road West. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The PUD permits light industrial uses on the Moncrief Road Parcel and is a logical extension from the industrial uses and entitlements to the east and south. The PUD adopts limited, tailored uses on the Utsey Road Parcel to suit the owner's intent for the parcel as well as ensure consistency with the existing development along Utsey Road.
- F. Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be substantially provided as shown on the Site Plan attached as Exhibit E.
- G. Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. Off-Street parking including loading and unloading areas.**
1. The Utsey Road Parcel: Parking for storage areas shall be at a minimum rate of one (1) space per two thousand (2,000) square feet. The amount of onsite parking associated with nonresidential uses may not exceed twelve (12) spaces. Parking may occur on pervious or impervious materials with no minimum or maximum requirement.
 2. The Moncrief Road Parcel: Parking may be provided pursuant to Part 6 of the Zoning Code or to the applicable standard within the most recent edition of the ITE Parking Manual. Any such parking calculation may consider shared parking or any other parking metric generally recognized by Transportation Professionals. Separate parking spaces are not required for outside storage, when the storage is for vehicles, trucks, trailers, RVs, boats or any other similar items.
- J. Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.