

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

August 18, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2022-536 Application for: Lem Turner Industrial PUD

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico 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 June 13, 2022.
2. The revised written description dated August 10, 2022.
3. The original site plan dated June, 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: 7-0

David Hacker, Chair Aye

Alex Moldovan, Vice Chair Aye

Ian Brown, Secretary Aye

Marshall Adkison Aye

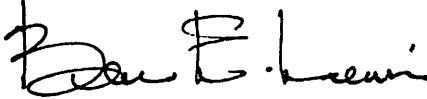
Planning Commission Report

Page 2

| | |
|------------------|--------|
| Daniel Blanchard | Aye |
| Jordan Elsbury | Absent |
| Joshua Garrison | Aye |
| 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 2022-0536 TO****PLANNED UNIT DEVELOPMENT****AUGUST 18, 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 2022-0536 to Planned Unit Development.

Location: 0 Lem Turner Road
Northeast Corner of the I-295 and Lem Turner Road
Interchange

Real Estate Number(s): 019521-0020; 019472-0000

Current Zoning District(s): Planned Unit Development (PUD 2006-493)
Industrial Business Park

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community/General Commercial (CGC)
Business Park (BP)

Proposed Land Use Category: Business Park (BP)

Planning District: North, District 6

Applicant/Agent: Blair Knighting
Kimley Horn and Associates, Inc
12740 Gran Bay Parkway West, Suite 2350
Jacksonville Florida 32258

Owner: Seefried Industrial Properties, Inc
3333 Riverwood Parkway Suite 200
Atlanta, Georgia. 30339

Lem Turner Jacksonville LTD
700 Island Landing Drive
St. Augustine, Florida. 32095

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2022-0536 seeks to rezone approximately 43.30± acres of land from PUD and IBP to PUD. The rezoning to PUD is being sought to allow a maximum of 500,000 Square Feet of general business park uses.

The current PUD, 2006-493 was approved for a maximum of 350 condominiums/townhomes, 399,000 square feet of retail commercial uses. The PUD was approved with the following conditions:

(a) Development shall proceed in accordance with the Traffic Engineering Division Memorandum dated May 22, 2006, and attached hereto as Exhibit 4, and the Transportation Planning Division Memorandum dated May 15 2006, and attached hereto as Exhibit 5, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.

The Planning & Development Department has reviewed the condition of the enacted ordinance and recommends the condition be removed as the access points are limited to Lem Turner Road, a FDOT Highway, and all access points will be reviewed and approved by the Florida Department of Transportation during the 10 Set Review Process.

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 43.50 acre subject property is located in the northeast corner of Lem Turner Road (SR-115), a minor arterial roadway, and Interstate-295/SR-9A, a limited roadway.

The site is currently located within the Community General Commercial (CGC) and Business Park (BP) land use categories with a pending land use amendment to Business Park (BP) for the portion currently designated as CGC. The subject site is within the Suburban Development Area. Uses permitted within the BP land use category include but are not limited to offices, commercial retail sales and service establishments, light industrial, and off-street parking lots and garages when combined with another principal use. The proposed PUD rezoning seeks to use the subject property to provide a distribution warehouse. The proposed use and the allowed uses within the written description of the PUD are consistent with the BP land use category.

(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:

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

Policy 1.2.9 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. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

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.

The proposed rezoning to a PUD would allow for warehouse distribution infill on undeveloped and underutilized parcels along Lem Turner Road. The PUD will also allow for a greater variety of business types in an area near Interstate 295 that currently is developed with larger Single Family Lots.

(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.

(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): Community/General Commercial (CGC) and Business Park (BP). The entire Parcel is seeking to be changed to Business Park (BP). If the Land Use Change is approved, 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 a Business Park Development. 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:

- o The streetscape: The site plan shows the buildings fronting parking and loading areas with shared isles leading to three entry/exit points along Lem Turner Road.
- o Traffic and pedestrian circulation patterns: The site plan shows an internal connected road system with access on Lem Turner Road.

(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:

- o 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 | MDR/CGC | PUD (22-200) | Multi Family Dwellings |
| South | CGC/MDR | PBF-1,RR-Acre | Interstate 295 |
| East | LDR | RR-Acre | Undeveloped |
| West | MDR/ROS/NC/ RR | RMD-A/ ROS/PUD/ AGR | Single Family Dwellings, RV Park |

(6) Intensity of Development

The proposed development is consistent with the proposed BP functional land use category as a Business Park Warehouse Development. The PUD is appropriate at this location due to the location

of the site in comparison to the Interstate Highway Interchange for truck traffic, and the location of residential areas that could serve the site.

- The availability and location of utility services and public facilities and services: JEA has no objection to the proposed development.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The City Traffic Engineer has the following comments.
 - Lem Turner is an FDOT right of way. If the access are only to Lem Turner Road, permitting access shall be through FDOT.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with a minimum of 15% of open space.

(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 identifies small pockets of wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

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

The site will be developed in accordance with Part 6 of the Zoning Code excluding Section 656.604

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian right of way that meets the requirements of the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

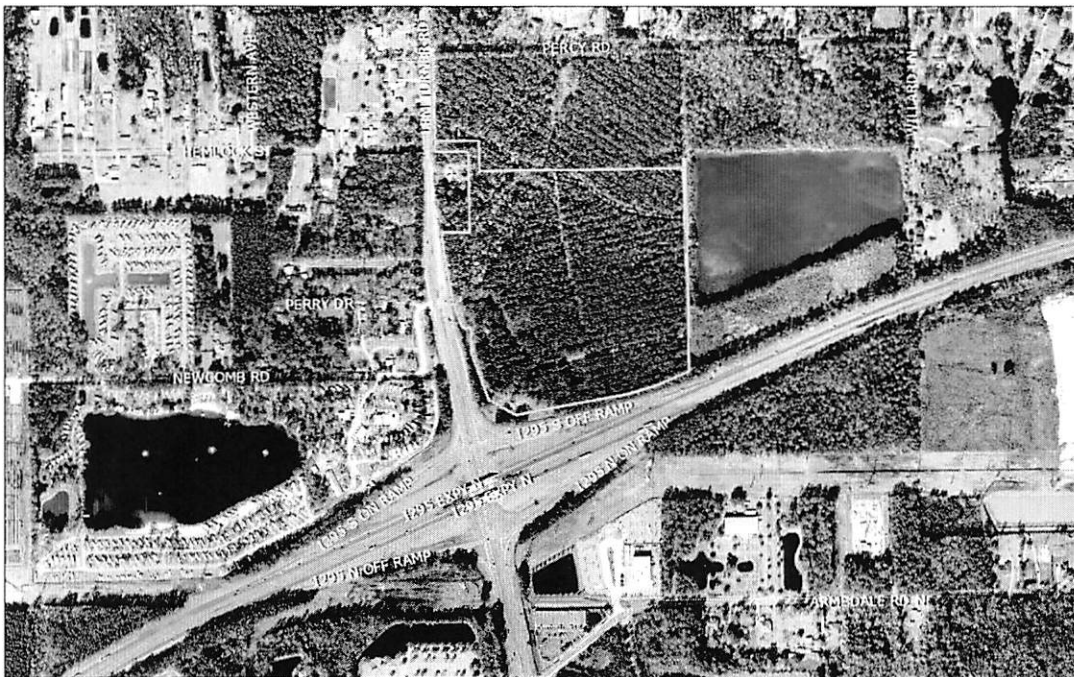
Upon visual inspection of the subject property on August 8, 2022, the required Notice of Public Hearing signs were posted. The signs were posted on the off ramp of Interstate 295 and Lem Turner Road, but had since been knocked over on Lem Turner Road. A sign posting affidavit was provided showing the posted signs on July 6th. A copy of the affidavit can be found in the application file.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-0536** be **APPROVED** with the following exhibits:

1. The original legal description dated June 13, 2022.
2. The revised written description dated August 10, 2022.
3. The original site plan dated June, 2022.

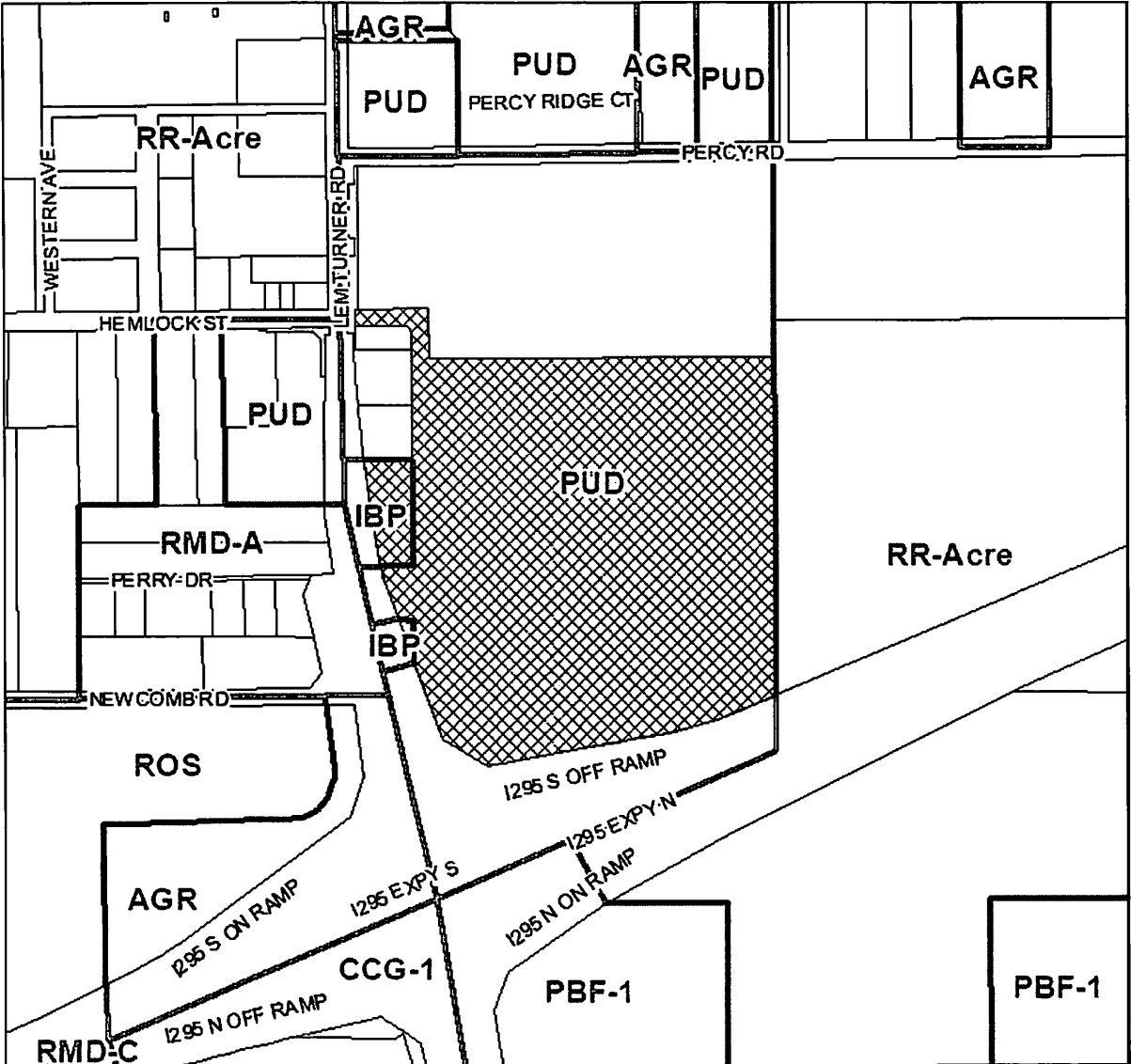
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-536** be **APPROVED**



Aerial View



View of the Undeveloped Subject Site



| | | |
|---|---|---|
| <p>REQUEST SOUGHT:</p> <p>FROM: IBP & PUD</p> <p>TO: PUD</p> | <p>LOCATION MAP:</p> | <p>0 200 400 800 Feet</p> <p>COUNCIL DISTRICT: 7</p> |
| <p>ORDINANCE NUMBER ORD-2022-0536</p> | <p>TRACKING NUMBER T-2022-4174</p> | <p>EXHIBIT 2 PAGE 1 OF 1</p> |

Legal Map

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0536 **Staff Sign-Off/Date** CMC / 06/16/2022

Filing Date 07/22/2022 **Number of Signs to Post** 11

Meeting Dates:

1st City Council 08/24/2022 **Planning Commission** 08/18/2022

Land Use & Zoning 09/07/2022 **2nd City Council** 09/13/2022

Neighborhood Association COUNCILMAN R GAFFNEY; THE EDEN GROUP INC.

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 4174 **Application Status** FILED COMPLETE

Date Started 03/22/2022 **Date Submitted** 03/22/2022

General Information On Applicant

| Last Name | First Name | Middle Name |
|-----------|------------|-------------|
| KNIGHTING | BLAIR | |

Company Name

KIMLEY HORN AND ASSOCIATES, INC.

Mailing Address

12740 GRAN BAY PARKWAY WEST, SUITE 2350

| City | State | Zip Code |
|--------------|-------|----------|
| JACKSONVILLE | FL | 32258 |

| Phone | Fax | Email |
|------------|-----|---------------------------------|
| 9048283917 | 904 | BLAIR.KNIGHTING@KIMLEY-HORN.COM |

General Information On Owner(s)

Check to fill first Owner with Applicant Info

| Last Name | First Name | Middle Name |
|-----------|------------|-------------|
| SEEFRIED | FERDINAND | |

Company/Trust Name

SEEFRIED INDUSTRIAL PROPERTIES, INC.

Mailing Address

3333 RIVERWOOD PARKWAY SUITE 200

| City | State | Zip Code |
|---------|-------|----------|
| ATLANTA | GA | 30339 |

| Phone | Fax | Email |
|------------|-----|--------------------------------|
| 9078283917 | | BLAIR.KNIGHTING@KIMLEY-HORN.CO |

| Last Name | First Name | Middle Name |
|-----------|------------|-------------|
| KERN | JAMES | |

Company/Trust Name

LEM TURNER JACKSONVILLE LTD

Mailing Address

700 ISLAND LANDING DR

| City | State | Zip Code |
|--------------|-------|----------|
| JACKSONVILLE | FL | 32095 |

| Phone | Fax | Email |
|------------|-----|--------------------------------|
| 9048283917 | | BLAIR.KNIGHTING@KIMLEY-HORN.CO |

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2006-0493-E

| Map RE# | Council District | Planning District | From Zoning District(s) | To Zoning District |
|-----------------|------------------|-------------------|-------------------------|--------------------|
| Map 019521 0020 | 7 | 6 | PUD | PUD |
| Map 019472 0000 | 7 | 6 | IBP | PUD |

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

Existing Land Use Category

CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 43.50

Development Number

Proposed PUD Name LEM TURNER INDUSTRIAL

Justification For Rezoning Application

PLEASE SEE EXHIBIT D FOR THE JUSTIFICATION.

Location Of Property

General Location

NORTHEAST CORNER OF LEM TURNER ROAD AND I-295

| House # | Street Name, Type and Direction | Zip Code |
|---------|---------------------------------|----------|
| 0 | LEM TURNER RD | 32218 |

Between Streets

I-295 and PERCY ROAD

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

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 manner. 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
 - 43.50 Acres @ \$10.00 /acre: \$440.00
- 3) Plus Notification Costs Per Addressee
 - 18 Notifications @ \$7.00 /each: \$126.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,825.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

JUNE 13, 2022

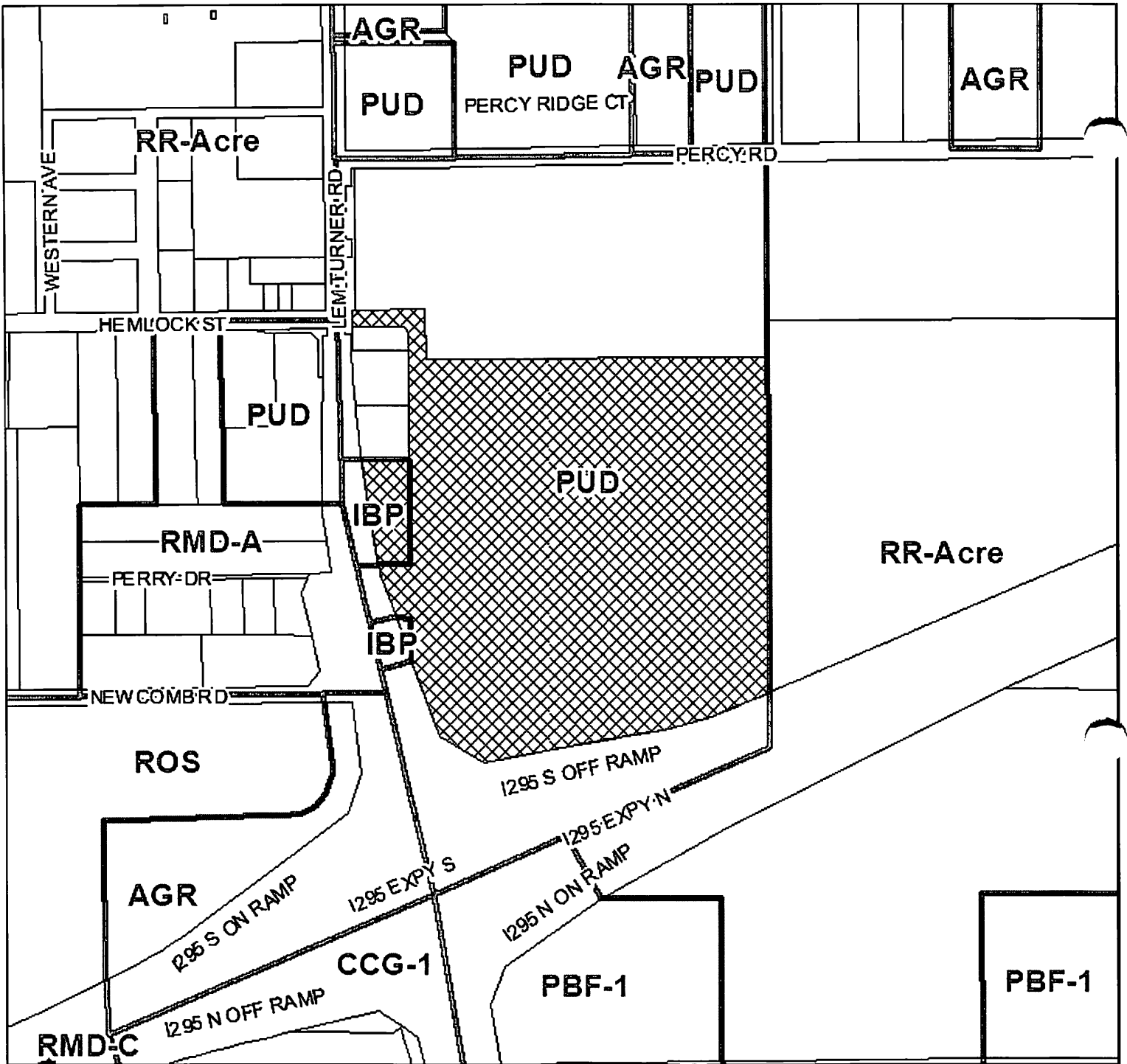
LEGAL DESCRIPTION:

A PORTION OF LAND LYING EAST OF AND ADJACENT TO LEM TURNER ROAD (STATE ROAD 115), A VARIABLE WIDTH RIGHT OF WAY, AND NORTH OF AND ADJACENT TO INTERSTATE I-295 (STATE ROAD 9A), A 200.00 FOOT RIGHT OF WAY, LOCATED IN SECTION 33, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF AFORESAID LEM TURNER ROAD AND THE SOUTH RIGHT OF WAY LINE OF PERCY ROAD, A 60.00 FOOT RIGHT OF WAY; THENCE RUN N 89° 05' 19" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 10.19 FEET TO A POINT ON THE EAST LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19751, PAGE 1457, AND OFFICIAL RECORDS BOOK 19729, PAGE 1973, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, RUN S 00° 50' 46" E, ALONG SAID EAST LINE OF DESCRIBED LANDS, A DISTANCE OF 513.96 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE OF DESCRIBED LANDS, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: THENCE RUN N 89° 34' 30" E FOR A DISTANCE OF 246.71 FEET; THENCE RUN S 00° 54' 41" E FOR A DISTANCE OF 182.09 FEET; THENCE RUN N 89° 34' 30" E FOR A DISTANCE OF 1258.89 FEET; THENCE RUN S 01° 14' 37" E FOR A DISTANCE OF 1192.95 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AFORESAID INTERSTATE I-295; THENCE RUN ALONG SAID NORTH RIGHT OF WAY LINE AND THE EAST RIGHT OF WAY LINE OF AFOREMENTIONED LEM TURNER ROAD, THE FOLLOWING FIVE (5) COURSES AND DISTANCES: THENCE RUN S 69° 11' 27" W, A DISTANCE OF 180.39 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 3725.72 FEET, WITH A CHORD BEARING OF S 74° 10' 55" W, AND A CHORD DISTANCE OF 483.41 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 26' 22", A DISTANCE OF 483.75 FEET TO A POINT OF TANGENCY; THENCE RUN S 77° 54' 07" W, A DISTANCE OF 463.41 FEET; THENCE RUN N 57° 14' 12" W, A DISTANCE OF 191.89 FEET; THENCE RUN N 18° 47' 32" W, A DISTANCE OF 258.90 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE RUN N 00° 50' 51" W, A DISTANCE OF 187.11 FEET; THENCE RUN S 89° 25' 07" W, A DISTANCE OF 60.69 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF LEM TURNER ROAD; THENCE RUN ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE RUN N 18° 47' 32" W, A DISTANCE OF 147.22 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5678.58 FEET, WITH A CHORD BEARING OF N 10° 50' 02" W, AND A CHORD DISTANCE OF 46.46 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 28' 07", A DISTANCE OF 46.46 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5641.96 FEET, WITH A CHORD BEARING OF N 09° 03' 33" W, AND A CHORD DISTANCE OF 396.95 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 01' 55", A DISTANCE OF 397.04 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: THENCE RUN N 89° 08' 10" E, A DISTANCE OF 171.15 FEET; THENCE RUN N 00° 49' 17" W, A DISTANCE OF 458.16 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF N 45° 40' 06" W, AND

A CHORD DISTANCE OF 35.20 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 30' 49", A DISTANCE OF 39.06 FEET TO A POINT OF TANGENCY; THENCE RUN S 89° 34' 30" W, A DISTANCE OF 169.98 FEET TO A POINT ON THE EAST LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19751, PAGE 1457, AND OFFICIAL RECORDS BOOK 19729, PAGE 1973, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; SAID POINT ALSO BEING A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5671.58 FEET, WITH A CHORD BEARING OF N 01° 56' 01" W, AND A CHORD DISTANCE OF 59.78 FEET; THENCE RUN ALONG SAID EAST LINE OF DESCRIBED LANDS THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 36' 14", A DISTANCE OF 59.78 FEET TO A POINT OF NON-TANGENCY; THENCE RUN N 88° 26' 32" E, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1,896,146 SQUARE FEET, OR 43.53 ACRES, MORE OR LESS.

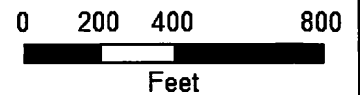
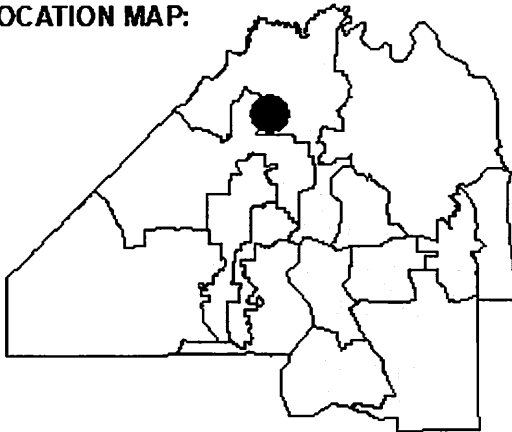


REQUEST SOUGHT:

FROM: IBP & PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2022-4174

**EXHIBIT 2
PAGE 1 OF 1**

EXHIBIT D

**WRITTEN DESCRIPTION
For
LEM TURNER INDUSTRIAL PUD
August 10, 2022**

I. PROJECT DESCRIPTION

- A. The applicant proposes to rezone approximately 43.3 acres within the northeast quadrant of the Interstate 295 (I-295) and Lem Turner Road interchange from Planned Unit Development (“PUD”) to Planned Unit Development (“PUD”) to accommodate newly proposed warehouse/industrial uses. The subject parcel is a portion of the property that was rezoned from CCG-1 to PUD in 2006 (PUD 2006-493-E). The property is more particularly described by the legal description attached hereto as Exhibit “1” (“the Property”). The residential portion of the original 2006 PUD will be reviewed under a separate PUD rezoning (Z-4022) to allow for the multi-family residential use on a separate parcel.

As described below, the PUD zoning district is being sought to provide for warehouse/industrial uses as generally permitted in Section 656.321 of the City of Jacksonville’s Zoning Code (IBP zoning district).

The proposed project will include warehouse development with ample parking for employees, fleet vehicles, and truck loading areas to service the Jacksonville area. This large vacant portion of the property is ideal for a warehouse/industrial use considering the close proximity to I-295 (a major arterial).

In addition to the requested rezoning from PUD to PUD, this project also includes a companion land use amendment from Community General Commercial (CGC) to Business Park (BP).

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

| | <u>Land Use</u> | <u>Zoning</u> | <u>Use</u> |
|-------|-----------------|-----------------|---------------------|
| South | CGC, MDR | PBF-1, RR-Acre | Commercial |
| East | LDR | RR-Acre | Vacant, Retention |
| North | MDR, NC | PUD | Vacant, Residential |
| West | BP, NC, MDR | IBP, PUD, RMD-A | Residential |

Project Team

| Owner | Engineer | Planning Team |
|---|---|---|
| Lem Turner Jacksonville Ltd. 700 Island Landing Drive Saint Augustine, FL 32095 | Kimley-Horn & Associates, Inc. 12740 Gran Bay Pkwy W, Ste 2350 Jacksonville, FL 32258 | Kimley-Horn & Associates, Inc. 12740 Gran Bay Pkwy W, Ste 2350 Jacksonville, FL 32258 |

- B. Current Land Use Category: Community General Commercial (CGC)
- C. Requested Land Use Category: Business Park (BP)
- D. Current Zoning District: Planned Unit Development (PUD)
(PUD 2006-0493-E)
- E. Requested Zoning District: Planned Unit Development (PUD)
- F. Real Estate Number(s): Portion of 019521-0020

II. QUANTITATIVE DATA

- A. Total Acreage: Approximately 43.3 acres
- B. Total number of dwelling units: N/A
- C. Total amount of non-residential floor area: Maximum 500,000 SF
- D. Total amount of recreation/open space: N/A
- E. Total amount of land coverage of all buildings and structures: Maximum 65%
- F. Total amount of impervious surface ratio: Maximum 85%
- G. Phase schedule of construction (include initiation dates and completion dates): Construction will commence within five (5) years and be completed within ten (10) years of the approval of this PUD.

III. STATEMENTS

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

The Proposed PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. The proposed PUD differs from the usual application of the Zoning Code in that it binds the Applicant and successors to the PUD Written Description and Site Plan and eliminates the maximum parking requirement for off-street parking, the 55-foot tree radius requirement, and adds additional signage as described below.

- This PUD requests two additional residential signs to be located within this proposed PUD in addition to the permitted signs allowed for industrial zoning districts. The original 2006 PUD allowed three (3) monument or pole master identity signs for all uses (residential and commercial) within the PUD boundaries. This new PUD requests the ability for the adjacent new residential PUD signage to be located along the I-295 and Lem Turner Road frontage in addition to the permitted signage for the industrial uses in this proposed PUD. The residential and industrial signage will adhere to the distance requirements in Sec.656.1303(c)(3)(i).
- This PUD requests to eliminate the maximum off-street parking requirement as stated in 656.604, "maximum number of off-street parking spaces permitted for any use shall be the minimum required plus 20 percent of the required spaces for parking lots with less than 100 spaces, or ten percent of the required spaces for parking lots with more than 100 spaces." The proposed project includes warehouse facilities which will be used to store goods temporarily until they are loaded onto other vehicles for distribution. The removal of the maximum off-street parking requirement will not have a negative impact on the surrounding area and, in fact, will be consistent with many similar warehouse uses to the southeast and southwest.
- The third waiver request is from Section 656.1214(c)(2) which states, "Not less than one tree for every 4,000 square feet, or fraction thereof, of the VUA. At least 50 percent of the trees shall be shade trees. Trees shall be distributed so that all portions of the VUA are within a 55-foot radius of any tree." The employee parking sections, as depicted on the proposed site plan, will meet this requirement, however, the fleet parking areas will not. The strict application of the Section will limit the functionality of the property, which will be closed to the general public and only used for fleet parking in conjunction with the principal warehouse use. As further stipulated in Section 656.1214(e) of the Code, all trees that would normally be required within the interior of this area will be relocated to the perimeter of the site.

- B. 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.

All facilities on this site will be privately owned, operated and managed.

IV. USES AND RESTRICTIONS

- A. Permitted Uses and Permissible Uses by Exception:

All permissible uses and uses by exception shall be consistent with Sections 656.321.A.1 of the City of Jacksonville's Zoning Code (Industrial Business Park (IBP) Zoning District).

Permitted Uses:

1. Medical and dental or chiropractor offices and clinics.
2. Hospitals.
3. Professional offices.
4. Business offices.
5. Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.

6. Union halls.
7. Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.
8. Manufacturer's agents and display rooms, offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment).
9. Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
10. Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
11. Vocational, technical, business, trade or industrial schools and similar uses.
12. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
13. Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
14. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 of the Zoning Code (Textile Recycling Bins).

The uses allowed within the IBP zoning district will be compatible to the surrounding area which is composed of a mix of commercial and industrial zoning districts such as IBP and CN (PUD) and retail uses such as Wal-Mart and Home Depot to the south.

B. Permitted Accessory Uses and Structures:

Permitted accessory uses and structures shall be consistent with Section 656.321.A.I(b) of the City of Jacksonville's Zoning Code.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum width and area.
 - a. Width—100 feet.
 - b. Area—10,000 square feet.
2. Maximum lot coverage by all buildings and structures.
 - a. 65 %
3. Minimum yard requirements (building setbacks)
 - a. Front—20 feet
 - b. Side—10 feet
 - c. Rear—10 feet
4. Maximum height of structures
 - a. 35 feet provided, however, height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 35 feet.

B. Ingress, Egress and Circulation:

1. Parking Requirements.

The vehicle parking requirement shall be consistent with Part 6 of the Zoning Code excluding the maximum parking standard found in Section 656.604.

2. Vehicular Access.

a. Vehicular access to the Property shall be by way of Lem Turner Road as generally depicted on the PUD Site Plan. Additional vehicular accesses may be added to the site in the future. These future access locations shall be reviewed and approved through an administrative modification by the Planning and Development Department.

b. If ownership or occupancy of the Property is subdivided among more than one person or entity, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels within the subject Property.

3. Pedestrian Access.

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan. The internal sidewalks throughout the site will connect with the external sidewalk system for pedestrian access to surrounding areas.

C. Signs:

"Offsite" signs may be allowed specifically for the adjacent multi-family development within this same parcel (RE# 019521-0020). This is necessary because the multi-family portion of this parcel had these sign rights in the previous 2006 PUD and will not have road frontage along Lem Turner Road or I-295. The residential signage is proposed more specifically as one double-faced or two single-faced illuminated pole parcel identification sign(s), not to exceed one hundred (100) square feet in area per sign face and a maximum fifty (50) feet in height to the top of the sign face, on the I-295 and Lem Turner Road frontage. The residential signage is permitted in addition to the allowable industrial zoning district signage per Chapter 656, Part 13 of the City of Jacksonville's Zoning Code; more specifically 656.1303(d).

All other sign design criteria and distances shall comply with Chapter 656, Part 13 of the City of Jacksonville's Zoning Code; more specifically 656.1303(d).

D. Landscaping:

The Property shall be developed in accordance with Part 12 (Landscape Regulations) of the Zoning Code, except for the internal tree requirement in any "fleet parking area". The fleet parking areas will be exempt from Section 656.1214(c)(2). The non-residential portion of the property shall provide an uncomplimentary buffer, consistent with Section 656.1216 LDC, from the multi-family residential portion along the adjacent boundary lines.

E. Recreation and Open Space:

The project does not include residential uses. As such, recreational area is not required. However, per Chapter 656 requirements for maximum impervious surface ratio, there will be a minimum of 15% of open space provided within the PUD.

F. Utilities:

Water, Sanitary Sewer and Electric will all be provided by JEA.

G. Wetlands:

The project will follow the requirements of the St. Johns River Water Management District's wetland permitting process and requirements.

H. Stormwater:

The project will follow the requirements of the St. Johns River Water Management District's permitting process and requirements.

VI. DEVELOPMENT PLAN APPROVAL

With each request for PUD verification of substantial compliance, a preliminary development plan shall be submitted to the City of Jacksonville's Planning and Development Department identifying all then existing and proposed uses within the Property and showing the general overall layout.

VII. 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 project will be beneficial to the surrounding community.

A. Is more efficient than would be possible through strict application of the Zoning Code;

The existing commercial PUD does not allow for the warehouse/industrial development of the subject parcel. Because of the distribution nature of the user, it is more efficient to rezone the parcel to PUD, thereby providing appropriate and compatible design standards.

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

The proposed PUD and companion land use amendment to Business Park (BP) will enable this parcel to be more compatible to the surrounding land uses and more suitable for development than the existing CGC land use category. It will provide an additional employment base to this part of north Jacksonville, which is known as a "Power Center" in previous vision plans. In addition, the proposed project will provide a reduction in potential trip generation compared to what was previously approved in the 2006 PUD.

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

The proposed PUD rezoning and companion land use amendment will promote the City of Jacksonville's 2030 Comprehensive Plan by meeting the following objectives and policies:

FLUE Policy 1.1.10:

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

The proposed development will meet this policy by acting as a transition between the heavy commercial uses to the south and the medium density and rural residential areas/uses to the north and northeast. The proposed PUD and BP land use category will also prevent the subject parcel from heavy commercial development (currently allowed) which would introduce a greater burden on the nearby intersections.

FLUE 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.

The proposed PUD will meet the intent of this policy by providing necessary warehouse/industrial uses along a major commercial node on I-295 as well as act as a buffer for the proposed residential portion of the property from the major collector, Lem Turner Road.

FLUE Policy 1.1.18:

Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

The infill nature of this development located next to an existing arterial meets the intent of this policy.

FLUE 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.

The proposed infill development project promotes a compact land use pattern by utilizing a parcel of land adjacent to several planned development areas thereby decreasing urban sprawl. The project will utilize existing infrastructure which ensures an efficient urban service delivery system.

FLUE Policy 1.1.24

The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.

The subject parcel is proposed to be developed as a warehouse use in the North Jacksonville Planning District (District 6). Therefore, this policy is met.

FLUE Policy 1.1.25:

The City will encourage the use of such smart growth practices as:

- i. Interconnectivity of transportation modes and recreation and open space areas;
- ii. A range of densities and types of residential developments;
- iii. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
- iv. Use of the Development Areas;
- v. Revitalization of older areas and the downtown, and
- vi. Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.

This project is located along Lem Turner Road in a highly sought-after area of the City. Developing warehouse uses along this commercial corridor helps reduce generated trips and suburban sprawl. The project helps to promote the gradual land use transition from commercial to the south and the medium and low-density residential uses to the north and east. Therefore, this development will meet the intent of this policy.

FLUE Objective 2.10:

Apply urban development characteristics as defined in this element to suburban mixed-use development projects as a means of promoting the development of complementary uses that include cultural, recreational, and integrated commercial and residential components, in order to reduce the negative impacts of urban sprawl.

As this project meets the definition of infill development, it will reduce the potential negative impact of urban sprawl.

Transportation Element Policy 2.3.4:

New development sites shall be required, wherever possible, to share existing access points.

The project meets this policy by sharing the access to Lem Turner Road and Percy Road with the adjacent multi-family residential parcel.

Transportation Element Policy 2.3.9:

The City shall encourage, through the development review process, the interconnections of land uses that reduce the need for external trip generation and encourage alternative methods of movement.

This infill project will meet this policy by providing development which reduces trip generation compared to the previously approved commercial/retail development. In addition, this project provides a large number of warehouse job opportunities in close proximity to a major arterial in I-295.

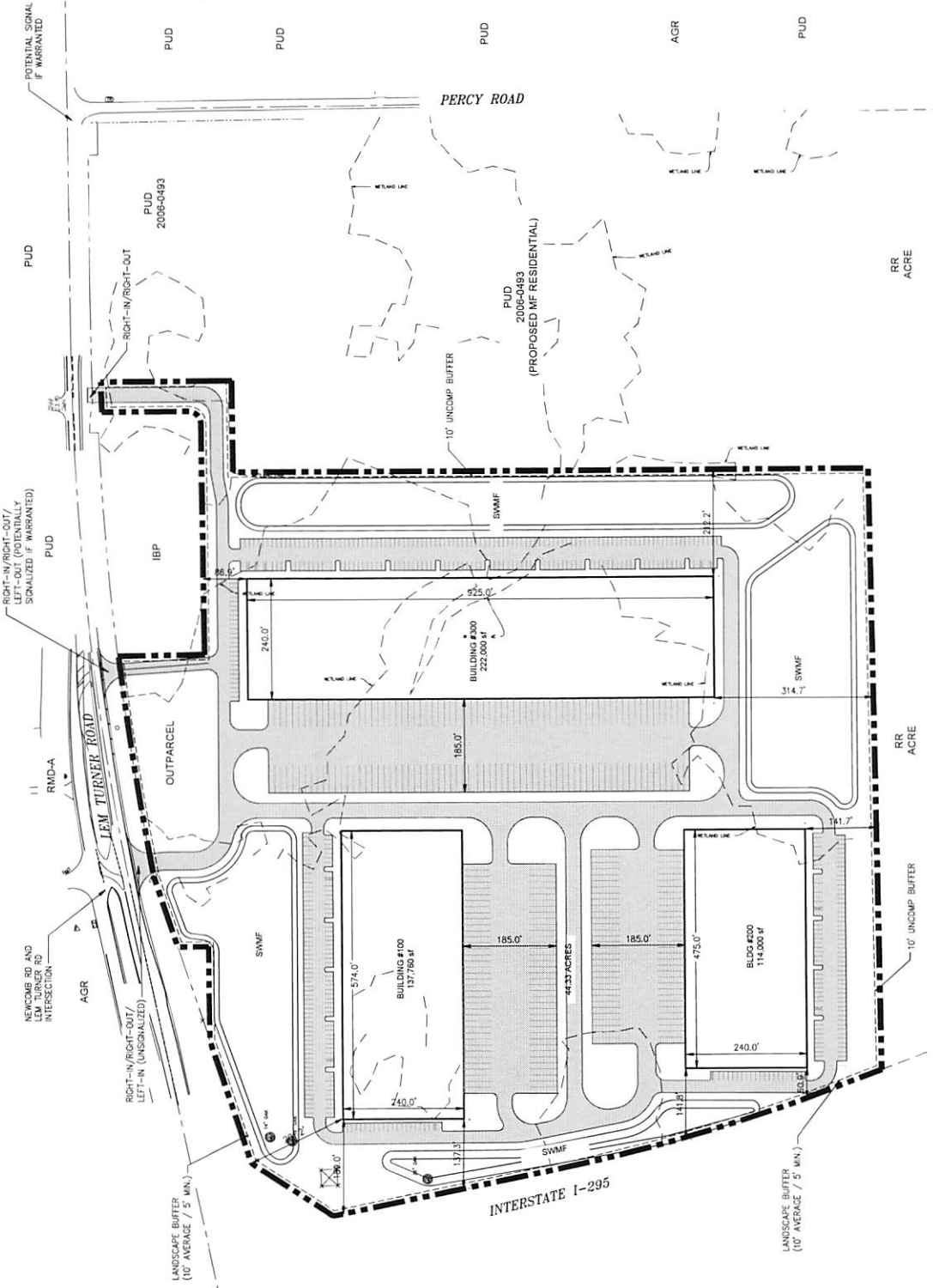
- D. The project will have internal and external compatibility.

All proposed uses within the PUD will be compatible internally and externally. The proposed site plan includes internal vehicle connectivity throughout the project site. In addition, it provides full access to Percy Road and Lem Turner Road thereby providing external access and compatibility.



GRAPHIC SCALE IN FEET
0 50 100 200

| SITE DATA TABLE | |
|---|--------------------------------|
| TOTAL ACRES | RE# 019421-0020 |
| -INDUSTRIAL PARCEL | 43.5 AC. |
| -ZONING | PUD 2006-0483 |
| EXISTING ZONING | PUD |
| PROPOSED ZONING | CGC |
| EXISTING FLUM | BP |
| PROPOSED FLUM | 8.01 AC. (18.5%) |
| -TOTAL STORMWATER | 473,760 SF |
| -TOTAL BUILDING AREA | 137,760 SF |
| BUILDING #100 | 137,760 SF |
| BUILDING #200 | 114,000 SF |
| BUILDING #300 | 222,900 SF |
| -COJ PARKING REQUIREMENTS | 1 SPACE / 2000 SF |
| BUILDING #100 | 69 SPACES |
| REQUIRED | 139 SPACES |
| PROVIDED | 139 SPACES |
| BUILDING #200 | 57 SPACES |
| REQUIRED | 116 SPACES |
| PROVIDED | 116 SPACES |
| BUILDING #300 | 111 SPACES |
| REQUIRED | 223 SPACES |
| PROVIDED | 223 SPACES |
| TOTAL | 237 REQUIRED 478 PROVIDED * |
| MAX IMPERVIOUS | 85% |
| MAX LOT COVERAGE | 65% |
| *WAVY FOR MAXIMUM PARKING INCLUDED IN PUD | |
| -SETBACKS | 20' |
| FRONT OF BUILDING | 10' |
| SIDE OF BUILDING | 10' |
| REAR OF BUILDING | 10' |
| MAX HEIGHT | 35' ** |
| **SUBJANT TO SECTION 656.32(1), 1.9 | |



Kimley»Horn

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LEM TURNER ROAD - PUD SITE PLAN

JACKSONVILLE, FLORIDA

EXHIBIT F

PUD Name

Lem Turner Industrial

Land Use Table

| | | | |
|--|--------------------|---------|-------------|
| Total gross acreage | 43.3 | 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 | 11.47 | Acres | % |
| Other land use | | Acres | % |
| Active recreation and/or open space | | Acres | % |
| Passive open space | | Acres | % |
| Public and private right-of-way | | Acres | % |
| Maximum coverage of buildings and structures | 1,225,996.2 | Sq. Ft. | 65 % |



Availability Letter

Grace Ergle

10/6/2021

Kimley Horn and Associates, Inc.

12740 Gran Bay Parkway West Suite 2350

Jacksonville, Florida 32258

Project Name: Lem Turner Industrial

Availability #: 2021-4851

Attn: Grace Ergle

Thank you for your inquiry regarding the availability of Chilled Water, Electric, Reclaim, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:


https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

 Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-4851

Request Received On: 10/5/2021

Availability Response: 10/6/2021

Prepared by: Susan West

Expiration Date: 10/06/2023

Project Information

Name: Lem Turner Industrial

Address:

County: Duval County

Type: Chilled Water,Electric,Reclaim,Sewer,Water

Requested Flow: 16487

Parcel Number: 019521 0020, 019521 0010

Location:

Description: Industrial Warehouses

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16 inch water main along Lem Turner Rd

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: District 2/Cedar Bay

Connection Point #1: Existing 20 inch force main along Lem Turner Rd

Connection Point #2:

Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal. Ownership and maintenance entity of pump station to be determined either at the preapplication meeting or during plan review. Master wastewater plan and calculations required for plan approval. Design

Sewer Special Conditions: should utilize master pump stations to minimize the number of connections to the existing JEA

force main network. Industrial effluent and/or process water may require pretreatment prior to discharge to JEA facilities. Please coordinate with JEA Industrial Pretreatment at 904-665-5326 or ip@jea.com. Any food service establishment or commercial/institutional kitchen that is connected to the JEA sewer system is required to participate in the FOG program. Please contact 665-7404 for additional information.

**Reclaimed Water
Connection**

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

Point of connection location(s) to be field verified by developer during project design. If needed,
General Conditions: a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

**Subsequent steps you need
to take to get service:**