

PUD Written Description

**Larry's 1st Stop PUD
November 3, 2020**

RE# 002697-0000, 002705-0010, 003947-0005, 003947-0030, a portion of 003947-0020, a portion of 003947-0040,

I. DESCRIPTION OF PLANS

Applicant proposes to rezone 10.3 acres to Planned Unit Development (PUD) to allow for the development of a project known as Larry's 1st Stop PUD. The parcel shall allow for Heavy Industrial and distribution facility uses. The parcel is located on New Kings Road north of Trout River Blvd and south of Barth Rd.

II. PLANNED UNIT DEVELOPMENT USE RESTRICTIONS

The site shall be developed for industrial uses consistent with the current IH zoning category. The site will comply with all IH development restrictions. The site shall contain on-site parking as shown on the conceptual site plan and pursuant to the provisions of Part 6 of the Zoning Code.

A. PERMITTED USES AND RESTRICTIONS

The existing Comprehensive Plan designation for this property is Community/General Commercial (CGC) and Low Density Residential (LDR). The current zoning is Commercial Community/General-1 (CCG-1) and Rural Residential (RR). The purpose of the application for PUD approval is to allow for a use of the property that is consistent with the HI category of the 2010 Comprehensive Plan and consistent with historical uses.

1. Permitted Uses

The permitted Light Industrial (LI) uses on this site shall be as follows:

- (a) *Permitted uses and structures*
 - (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) 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.
- (7) Vocational, technical, trade or industrial schools and similar uses.
- (8) Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4.
- (9) Bulk storage yards, (but not concrete batch mixing plants) including bulk storage of flammable liquids and acids if storage not within a completely enclosed building or structure is visually screened by a six-foot fence or wall not less than 95 percent opaque.
- (10) Outdoor storage yards and lots including auto storage yards (but not scrap processing yards or concrete batch mixing plants) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque.
- (11) 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.
- (12) Recycling facilities meeting the performance standards and development criteria set forth in Part 4.
- (13) Retail sales of heavy machinery, farm equipment and building materials including outside display.
- (24) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (15) Veterinarians, animal hospitals, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4.
- (16) Hospitals.
- (17) 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).
- (18) Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.
- (b) *Permitted accessory uses.*
- (1) See s. 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) *Permissible uses by exception.*
- (1) Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.
- (2) Retail sales including outside display.
- (3) Manual car wash.
- (4) Fitness centers.
- (5) Outside storage subject to the performance standards and development criteria set forth in Part 4.
- (d) Minimum lot requirements (width and area). None.
- (e) Maximum lot coverage by all buildings. None. Impervious surface ratio as required by [Section 654.129](#).
- (f) Minimum yard requirements. None.
- (g) Maximum height of structures. None.
- (h) Limitations on permitted and permissible uses by exception. All of the permitted and permissible uses by exception in the IL Zoning District, other than outside storage shall be conducted within an enclosed building.

The permitted Heavy Industrial (HI) uses on this site shall be as follows:

- (a) *Permitted uses and structures.*
- (1) An industrial, manufacturing, distribution, storage or wholesaling use which is otherwise lawful, except those uses listed hereunder as being permissible only by exception.
- (2) Automobile service stations, major repair or service garages, truck stops, mobile car detailing, auto laundry, and automated car washes meeting the performance standards and development criteria set forth in Part 4, and similar uses.
- (3) Freight, trucking, shipping or other transportation terminals.
- (4) Outdoor storage yards and lots including automobile wrecking or storage yards and junkyards (but not scrap processing yards) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque.
- (5) Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4.
- (6) Trade and technical training facilities.
- (7) All types of professional and business offices.
- (8) Establishments for the retail sale of heavy machinery and equipment, boats, farm equipment, machinery supplies, lumber and building supplies and similar uses.

- (9) Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.
 - (10) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
 - (11) Waste tire site, waste tire processing center, or tire recycling, as defined in Rule 62-701, Florida Administrative Code (Solid Waste Management Facilities) and Section 403.717, Florida Statutes (Waste tire and lead-acid battery requirements).
- (b) *Permitted accessory uses.*
- (1) See [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) *Permissible uses by exception.*
- (1) Scrap processing, outdoor, unclean activity meeting the performance standards and development criteria set forth in Part 4.
 - (2) Facilities for recycling construction demolition debris, meeting the performance standards and development criteria set forth in Part 4.
 - (3) Outdoor storage of scrap or processed scrap generated through scrap processing, indoor, clean activity.
 - (4) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
 - (5) Commercial retail and service establishments in support of an industrial use.
 - (6) Automobile service stations, major repair or service garages, truck stops, manual car wash, and similar uses.
- (d) Minimum lot requirements (width and area). None.
- (e) Maximum lot coverage by all buildings. None. Impervious surface ratio as required by [Section 654.129](#).
- (f) Minimum yard requirements. None.
- (g) Maximum height of structures. None.
- (h) Limitations on permitted or permissible uses by exception. All of the permitted and permissible uses by exception in the IH District are subject to the provision that noise levels from an activity shall not exceed 75 dbA at a point where the district adjoins a commercial district and 65 dbA at a point where the district adjoins a residential district.

2. Parking Requirements.

Parking and loading requirements of the City of Jacksonville, as set forth in the current Zoning Code for the IH Zoning District shall apply.

3. Access, Internal and External Road Activities.

The site is existing and includes access only from New Kings Road. No access will be made along Trout River Blvd. There are no internal roads.

B. DEVELOPMENT STANDARDS

1. Retention

If required, stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

C. PLANNED UNIT DEVELOPMENT DESIGN GUIDELINES

1. Tree Protection and Landscape Buffers

As the site was developed in whole prior to enactment of Part 12, the requirements of the City of Jacksonville Code 656 Part 12 shall not apply.

The PUD will include a 20 foot undisturbed landscaped buffer between any/all portions of the property that abut residential zoned property. These buffers are included in the site plan.

2. Signage

The number, location, height and size of signage on the property shall be in accordance with the Sign Ordinance of the City of Jacksonville for the current IH Zoning District.

D. 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.

E. EXTERNAL COMPATIBILITY

1. Uses on or Near the Perimeter of the PUD

The zoning of all the surround lands are either RR Acre or CCG2.

F. INTENSITY OF DEVELOPMENT

1. Proposed Use

The proposed PUD is an automobile recycling facility.

2. Availability of Utility Services

All utilities are available for the proposed PUD.

3. Access to and Suitability of Transportation Arteries

The proposed PUD is located on New Kings Road in close proximity to I-295.

G. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

1. The PUD application submitted herein should prove to reflect a development that will respond to the uses and needs in the area, and consistent with historical uses.
2. The PUD application submitted conforms to the Goals, Objectives and Policies of the Jacksonville Comprehensive Plan.
3. The proposed PUD allows for an efficient use of land in an industrial use and is substantially buffered from all incompatible uses.

H. PURSUANT TO ORD. 2018-855-E:

A description of specifically how the proposed Planned Unit Development differs from the usual application of the provisions of the Zoning Code, including but not limited to any departures from the requirements of the following Parts: Supplementary Regulations; Off-Street Parking Regulations; Nonconforming Lots, Uses and Structures; Alcoholic Beverages; Excavations, Lakes and Borrow Pits; Regulations related to Airports and Lands Adjacent Thereto; Adult Entertainment and Service Facilities; Landscape and Tree Protection Regulations, and Sign Regulations. Any deviation or waiver of Zoning Code requirements proposed in an application, including any applicable zoning overlay, and any subdivision regulations, design standards or other requirements shall be identified in a separate enumerated section of the written description with an explanation given as to why each deviation or waiver is necessary. Failure of the applicant to disclose any deviations or waivers requested in this manner shall mean that the normal applicable Zoning Code provisions, zoning overlay, subdivision regulations, design standards or other requirements shall apply.

1. The proposed PUD is not seeking any deviations from the provisions of the Zoning Code as it relates to Zoning Code, including but not limited to any departures from the requirements of the following Parts: Supplementary Regulations; Off-Street Parking Regulations; Nonconforming Lots, Uses and Structures; Alcoholic Beverages; Excavations, Lakes and Borrow Pits; Regulations related to Airports and Lands Adjacent Thereto; Adult Entertainment and Service Facilities; Landscape and Tree Protection Regulations, and Sign Regulations. The proposed PUD will allow for additional buffer width above the requirement for uncomplimentary uses between residential uses and the subject site.