

# EXHIBIT 3

## WRITTEN DESCRIPTION Wilson Boulevard Business Park II PUD January 15, 2026

### I. PROJECT DESCRIPTION

The fee simple owner of the real property identified in the attached Exhibit A, RE# 012499-0000 the (“Property”), which contains approximately 2.62 acres and currently designated both Business Park (BP) and Light Industrial (LI) seek to amend the previously approved Planned Unit Development (PUD) zoning (2024-0666-E). The previously approved PUD would have permitted up to 34,238 square feet of enclosed warehouse use as well as numerous other uses listed as permitted under that written description. The owners have obtained a contract for a self-storage facility user, who would like to increase the total square footage to 41,023 square feet (6,785 square feet or approximately 20%). As the user is now more clearly identified, the PUD would propose also reducing other permitted uses, as originally approved. The parcel fronts along Wilson Boulevard, designated as a Collector Roadway according to the 2045 Comprehensive Plan. The subject parcel is ideally located for such use, being less than one-half mile from the I-295 interchange and offering convenient access to the entire city.

The 2045 Comprehensive Plan identifies this parcel as being in the Suburban Area of the city and immediately adjacent to other parcels designated Light Industrial according to the Future Land Use Map series FLUM’s). The adjoining property to the west is designated Low Density Residential (LDR) and Zoned Residential Rural-Acre (RR-Acre) but is developed with a house of worship on approximately ten acres. A one-acre parcel to the immediate east is designated Residential Professional Institutional (RPI) and zoned Commercial Residential Office (CRO), being currently vacant. This one-acre tract is owned by the Agape Baptist Church, who also owns a 4.39 acre directly south of the subject property designated Public Buildings and Facilities (PBF), being zoned Public Buildings and Facilities -2 (PBF-2), where the sanctuary and associated improvements are located. This house of worship is oriented toward, accessed from, and addressed along Old Middleburg Road.

The subject parcel is surrounded by various land uses and zonings, but each of them are either compatible with the intended plan of development or would operate at opposite hours of the day. Furthermore, the adjacent parcels are heavily vegetated and would not be negatively affected by the development plan being proposed in this PUD. The parcel appears to be generally level with no remarkable features and no variation in elevation. Upon approval of this PUD, the owners would now move to design and commence construction as soon as possible.

The revised PUD will now permit the development of up to 41,023 square feet of warehouse space to be initially developed as self-storage, as depicted on the Site Plan, (Exhibit 3). The developer would orient the buildings vertically toward Wilson Boulevard. In this manner the buildings serve as a buffer from the truck and trailer parking/ storage lot located further to the west. As this development intends to conduct all activities indoors, the development serves to

buffer surrounding lands, reducing noise and sightlines from those operations.

***656.341 (c) (2) (ii) (B) Zoning Code requires a written description to include specifically how the proposed Planned Unit Development differs from the usual application of the provisions of the Zoning Code. Need to provide specific examples how it differs in the paragraph below.***

Both the original and this revised PUD do differ from the conventional zoning district, permitting considerably fewer uses and significantly increasing the buffer standards to protect the abutting properties. Further, the developer feels that the PUD would be a better vehicle to permit the uses, as a binding site plan and written description offer greater clarity for the community. All other provisions of the district and Zoning Code will be applicable.

Previously the applicant has utilized the professional services of Mr. Chris Hagan as well as Mr. James Quina, P.E., in preparing the PUD request. Now, Michael Herzberg has been asked to assist in the proposed revision to increase the allowable square footage. Additionally, Mr. Matt Philips has provided the revised site plan and will be the engineer going forward.

It is appropriate to utilize such zoning tools to maintain the usable nature of the commercially designated property, while protecting the adjacent non-residential developments. The implementation of this PUD would further the goals, objectives, and policies of the plan.

**The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as an industrial /commercial Office Park development, specifically intending the site to be initially developed as a self-storage facility. The property will be developed in consonance with the goals and objectives of the LI Land Use Category of the City of Jacksonville 2045 Comprehensive Plan Future Land Use Element. It is the intent of the owner to commence the construction of the improvements immediately after zoning approval. Further, all future maintenance and operations will be the sole responsibility of the landowner, in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD.**

## **II. USES AND RESTRICTIONS**

The Property may be further divided or developed as depicted on the attached site plan (Exhibit E) dated April 26, 2024 (the "Site Plan,") which is incorporated herein by this reference.

### *A. Permitted Uses:*

- (1) Professional and business offices, buildings trades contractors without outdoor storage and similar uses.
- (2) Commercial retail sales and service establishments.
- (3) Vocational, trade or business schools and similar uses.
- (4) Warehousing, wholesaling, personal self-storage, distribution and similar uses, light manufacturing, processing, packaging, fabrication, assembling of

components, printing, and similar uses.

- (5) Manufacturer's agents and display rooms, permitting assembly of components and light manufacturing when in conjunction with a retail sales or service provided.
- (6) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
- (7) Retail outlets in conjunction with wholesaling establishments if the area designated for such sales does not exceed more than ten percent of the floor area of the building of which it is a part.

(B) *Permitted accessory uses.* See [Section 656.403](#).

### 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 depicted on Exhibit 3;

Lot Size – None

Lot Width – None

Yards –

- Front: 20 feet
- Side: 10 feet
- Rear: 20 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 35 %
3. *Maximum height of structures:* Twenty-five (25) 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 size and height of signage to be located on the property shall be as follows:

One double faced monument sign, not to exceed (100) one hundred square feet in area and (20) twenty feet in height may be permitted along Wilson Boulevard.

*Illumination:* internal or indirect lighting will be permitted as appropriate.

D. *Site Design and Landscaping.*

1. Loading facilities will be located on the drive areas along the fronts of the buildings.
2. Landscaping shall conform with Part 12, Zoning Code.
3. Lighting associated with any use of this PUD will be of a design that does not permit trespass lighting onto adjacent properties. More specifically, sag lenses, drop lenses and convex lenses are prohibited. Furthermore, all lighting poles will not exceed 20 feet and will utilize metal halide, compact fluorescent, or LED bulbs with cutoffs as appropriate.

E. *Building Orientation*

1. The buildings will be oriented in a manner which will block noise and viewsheds from the truck parking/storage lot located to the west of the subject property, as depicted on the attached site plan (Exhibit 3)

F. *Parking*

1. Parking spaces will be available along the drive areas as is typical for such uses (self-storage) and as depicted on Exhibit 3.

**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 2045 Comprehensive Plan and Land Use Regulations. The proposed rezoning is a reasonable manner by which to permit the development of commercial flex space-related uses, providing opportunities for the area residents to own or operate a business close to their homes. Finally, the proposed PUD would promote the use of this vacant parcel and act to support development occurring along this corridor.

This PUD is designed to protect the usable nature of the property while promoting numerous Goals, Objectives, and Policies of the 2045 Comprehensive Plan.

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 are broad based and cannot be subject to generalized site plans;

Represents an appropriate intensity for industrial/ commercial uses located along Wison Boulevard and creates a transitional land use buffer which is currently lacking. The

PUD offers a combination of possible uses, properly designed to promote convenience and usable business activity to a strategic transportation corridor (I-295), while limiting the intensity of the development to promote a desirable development pattern;

Will promote the purposes of the 2045 Comprehensive Plan, including the following:

1. FLUE Objective 1.1
2. FLUE Objective 3.2
3. FLUE Policy 3.2.2
4. FLUE Policy 3.2.12

## **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 now designated LI and BP according to the City's Future Land Use Map Series of the City's 2045 Comprehensive Plan. The previously approved companion land use amendment reclassified the easterly portion of the property to LI and the westerly area as Business Park (BP). The uses and amounts (intensity) proposed in this revised PUD would be consistent with these designations as well as the needed and established uses in the vicinity.
- 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 currently available from Wilson Boulevard. Using the PUD, the only access will be from this roadway. Any driveway(s) will necessitate the review and approval of the City of Jacksonville.
- E. *External Compatibility/Intensity of Development.* This revised PUD further reduces the otherwise allowable uses of the IL/IBP Zoning Districts, as well as the allowable height and lot provisions. All uses listed herein are lower traffic generators and act to support the area residents offering services and or potential employment. The surrounding properties to the east are industrial and all immediate adjacent parcels are developed as houses of worship.

- F. The development will be appropriately screened from adjacent properties and structures will be oriented in a manner that will act to protect the viable nature of the properties to the north and west. The uses are consistent with the character of the area along Wilson Boulevard in this area.
- G. *Recreation/Open Space*. The PUD will not include recreational uses.
- H. *Impact on Wetlands*. Any development activity which would impact wetlands will be permitted in accordance with local, state, and federal requirements.
- I. *Listed Species Regulations*. Not Applicable.
- I. *Off-Street Parking & Loading Requirements*. Parking areas will be provided for all uses as per Part 6, Zoning Code and loading/ unloading will be accommodated internally.
- J. *Sidewalks, Trails, and Bikeways*. The development will be consistent with the 2045 Comprehensive Plan.
- K. *Stormwater Retention*. Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- L. *Utilities*. Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.

# EXHIBIT F

PUD Name

**Wilson Business Park**

## Land Use Table

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Total gross acreage	<b>2.62</b> 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	<b>2.62</b> Acres	<b>100</b> %
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	<b>34,238</b> Sq. Ft.	<b>30</b> %