

WRITTEN DESCRIPTION
Tempool PUD
April 17, 2024

I. PROJECT DESCRIPTION

The fee simple owners of the real properties identified in the attached Exhibit A, RE# 161801-0030 the (“Property”), which contains approximately 3 acres is currently zoned Industrial Business Park (IBP) and designated Business Park (BP) on the FLUM’s. The rezoning of this property will permit the property owner to operate a pool contractors’ office, with outdoor storage of materials and equipment used for construction. The parcel lies along St. Johns Bluff Road North, about 1,500 feet south of the intersection of Monument Road and St. Johns Bluff Road North.

The Property is located along the industrial office park side of St. Johns Bluff Road North, backing up against Craig Field, owned and operated by the Jacksonville Aviation Authority (JAA). The eastern side of this roadway includes numerous outdoor storage operations including boat and recreational vehicle storage on property owned by the JAA, as well as an aggregate materials storage yard with heavy vehicles owned and operated by the City of Jacksonville. Warehouses flank the entryway to Craig Boulevard, but outdoor storage continues northward of that entry with a Bell South facility for storage of vehicles and generators as well as a landscape contractor operating just a few hundred feet north of that point. Limited commercial does exist immediately west of the site, across St. Johns Bluff Road North, with various contractors offices such as a painting contractor, an air conditioning contractor, a window service and other similar commercial office users on smaller lots. The larger lots on the east side of the corridor serve to be appropriate locations for more intensive uses, serving as a buffer to the externalities of the airport operations, protecting the residential development located further to the west. The properties to the north and south of the subject Property area designated IBP/ BP and are developed as a commercial office park and a medical clinic respectively. Parcels to the west, across St. Johns Bluff Road North, are designated Residential Professional Institutional (RPI) and zoned Commercial Residential Office (CRO). The easterly boundary of the subject Property is the airport, with the runup area and runway being located only 600 feet from the proposed development. All of this area is designated Public Buildings and Facilities (PBF) and zoned PBF-3, owned by the JAA.

The PUD will permit the development of up to 30,000 square feet of enclosed structures to include the use of warehousing, offices, indoor and outdoor storage, and an educational facility. All building locations and parking areas are proposed as depicted on the Site Plan, (Exhibit E) dated April 17, 2024. The primary use of the property will be a pool contractors’ office with the parking of heavy equipment and material storage, used for pool construction.

The PUD differs from the conventional zoning district only in relation to the allowable uses. Many uses have been removed from the comparable IBP Zoning District and one use, which was a permissible use by Exception has become a primary use. That use is the principal activity

intended for Phase 1, being a Pool Contractors Office with the parking of heavy equipment and associated materials, directly related to construction of a pool. All other provisions of the district are applicable.

The applicant has utilized the professional services of Mr. Michael Herzberg in preparing this PUD request. No other professionals have yet been engaged. The Property is vacant at this time, but the owner would propose commencement of construction as soon as possible. The property has no significant or unique characteristics, variation of elevations or natural features worth noting.

It is appropriate to utilize such zoning tools to permit operation of commercial activities while maintaining the quality of a business park corridor and reducing the overall intensity of such commercial thoroughfares. 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 a Business Park/ Industrial Office development. The property will be developed in consonance with the goals and objectives of the BP 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 first enclosed building and improvements immediately after zoning approval. Further, all future maintenance and operations will be the sole responsibility of the landowner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD.

II. USES AND RESTRICTIONS

The Property may be further divided or developed as depicted on the attached site plan (Exhibit E) dated April 17, 2024 (the "Site Plan,") which is incorporated herein by this reference.

A. Permitted Uses:

- (1) Medical and dental or chiropractor offices and clinics.
- (2) Professional offices.
- (3) Business offices.
- (4) Union halls.
- (5) Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.
- (6) Manufacturer's agents and display rooms, offices of pool contractors including the parking of heavy equipment directly related to pool construction, as well as the outside storage of such equipment or materials, used for pool construction.
- (7) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
- (8) Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
- (9) Vocational, technical, business, trade or industrial schools and similar uses.

(10) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.

(11) Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.

(12) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.

(13) Animal hospitals, veterinary clinics, animal boarding places, dog parks.

(14) Fitness centers.

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

(c) *Permissible uses by exception*

(1) Retail sales of all types of merchandise, service establishments including restaurants, and the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption or both. The same shall not exceed 50 percent of the building of which it is a part.

III. DEVELOPMENT STANDARDS

A. Dimensional Standards.

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

Lot Size – minimum of 10,000 square feet

Lot Width – minimum of 100 feet

Yards -

Front: 50 feet

Side: 10 feet

Rear – 50 feet

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

3. *Maximum height of structures:* Thirty-Five (35) feet.

B. Ingress, Egress and Circulation.

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

C. *Signs.*

1. The number, location 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 St. Johns Bluff Road North.

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

D. *Site Design and Landscaping.*

1. Loading facilities, storage of heavy equipment and any such materials will be located at the rear of the property and visually screened from any abutting roadway or parcel. Screening may consist of buildings or fencing being a minimum of 6 feet in height and 95% opaque.
2. Off-street parking shall comply with Part 12 Landscaping Requirements and as provided for on the Site Plan.
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 15 feet and will utilize metal halide, compact fluorescent or LED bulbs with cutoffs as appropriate.

E. *Building Orientation*

1. The buildings will be oriented toward the east and west, as depicted on the attached site plan (Exhibit E) dated April 17, 2024, the "Site Plan,")

F. *Parking*

1. Parking spaces will be permitted as depicted on the Site Plan and meet the requirements of Part 6, Zoning Code as well as Part 12, relating to the same.

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 existing industrial property, located immediately adjacent to an airport, while acting as a buffer to the existing developed properties along the St. Johns Bluff corridor.

The proposed zoning will act as a logical development plan and permit the property to be developed for use by an established pool contractor using heavy equipment and other future business activities as outlined in this PUD. 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 limited industrial use located along St. Johns Bluff Road and immediately adjacent to an airport. The PUD offers a combination of possible uses, properly designed to promote a logical transition between the established uses and a sustainable and desirable development pattern on an infill location;

Will promote the purposes of the 2030 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 designated BP pursuant to the City's Future Land Use Map Series of the City's 2045 Comprehensive Plan. The uses and amounts (intensity) proposed in the PUD would be consistent with this designation as well as the 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 St. Johns Bluff Road. Any revisions to these driveways will necessitate the review and approval of the City of Jacksonville.
- E. *External Compatibility/Intensity of Development.* The PUD reduces the otherwise allowable uses of the IBP Zoning District in exchange for the allowance to park heavy equipment associated with the pool contractor's activities. All uses listed herein are similar to, or less intensive than the activities occurring on properties in close proximity.
- F. The development will be appropriately screened from adjacent properties and structures will be oriented in a manner that will foster an inward approach to this development. The uses are consistent with the character of the area along St. Johns Bluff Road.
- 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 and unloading will be accommodated only in the rear parking areas.
- 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.