

**Revised Exhibit 3**

**WRITTEN DESCRIPTION**

**Jones Creek PUD**

**November 16, 2022**

**I. PROJECT DESCRIPTION**

The property subject to the rezoning is owned by Jones Creek Commercial Inc. It will to be developed by Jones Creek Commercial Inc, a Florida Corporation. Fleet & Associates Architects/Planners, Inc. will provide planning for the project and a professional engineer will be determined after PUD approval.

The Jones Creek PUD was approved in 2006. The applicant is requesting a rezoning from PUD to PUD to allow for the additional right to store tractor trailers on the property, in addition to the uses that were originally designated as various commercial in the 2006 PUD site plan. All other requirements of the PUD approved in 2006 will remain.

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

The subject property is a portion of the Jones Creek PUD approved in 2006. It is identified as Real Estate #003388-0105, #003388-0120, #003388-0130, #003388-0300, and #003388-0350 and is 11.87+/- acres located in the westside of Jacksonville, west of 1-295, and south of Pritchard Road. The area is developed with trucking, logistics and transportation related businesses.

The applicant is requesting a PUD to PUD to allow for the storage of tractor trailers on the property that was originally designated as commercial in the 2006 PUD approved site plan. All other requirements of the PUD approved in 2006 will remain.

The existing land uses of the property included in this PUD rezoning are:

- Vacant Commercial 5.59 acres
- Stormwater Retention Pond 3.05 acres
- Pump Station 0.06 acres
- Commercial (ATM) 0.09 acres
- Private Right of Ways 3.08 acres

B. Project Name: Jones Creek PUD

C. Project Architect/Planner: Fleet & Associates Architects/Planners, Inc.

D. Project Engineer: To be determined

E. Project Developer: Jones Creek Commercial Inc.

F. Current Land Use Designation: CGC, IL

- G. Current Zoning District: PUD
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 003388-0105  
003388-0120  
003388-0130  
003388-0300  
003388-0350

## **II. QUANTITATIVE DATA**

- A. Total Acreage: 11.87 acres
- B. Total number of dwelling units: 0
- C. Total amount of non-residential floor area: 200,000 s.f.
- D. Total amount of recreation area: 0
- E. Total amount of open space: 3.06 acres (Retention Pond)
- F. Total amount of public/private rights of way: 3.08 acres
- G. Total amount of land coverage of all buildings and structures: 140,000 s.f.
- H. Phase schedule of construction (include initiation dates and completion dates):  
  
The development will be constructed in one phase beginning in 2022 and ending in 2028, depending on market conditions.

## **III. STATEMENTS**

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

This PUD was part of the Jones Creek PUD approved in 2006 as a mixed use development. This PUD rezoning will maintain the commercial components of the Jones Creek PUD and adds the storage of tractor trailers as a permitted use to the PUD.

- 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.

The property is owned by Jones Creek Commercial Inc., who will develop the project. After the project is developed, it will be operated and maintained by this entity.

#### IV. USES AND RESTRICTIONS

##### A. Permitted Uses and Structures:

- 1) Storage of tractor trailers
- 2) Retail outlets for the sale of food and drugs, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, television and radio (including repair incidental to sales), florists, delicatessens, bakeries, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, drycleaning pickup stations, and all other similar retail uses. These uses include drive-through and drive-in facilities, and other similar and compatible uses.
- 3) Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, laundries and dry cleaners, tailors, dry cleaning pickup, and similar uses.
- 4) Libraries, museums, and community centers.
- 5) Banks, savings and loans companies, mortgage brokers, stockbrokers and other financial institutions and similar uses, including drive-through and drive-up facilities.
- 6) Express or parcel delivery offices, but not trucking distribution centers. Personal storage and mini-warehouse facilities.
- 7) Veterinarians, animal hospitals and animal boarding kennels meeting the performance standards and development criteria set forth in Section II G below.
- 8) Hotels and motels. Bed and breakfast establishments meeting the performance standards
- 9) Art galleries, dance, art, gymnastics, karate and martial arts and music studios, and theaters for stage performances.
- 10) Bona fide restaurants, including on premises consumption of beer, wine and alcohol, provided that the establishment shall not be oriented toward the residential development on the Property.

- 11) Restaurants with the outside sale and service of food, including drive-through and drive-up facilities, with drives and connections designed and configured for safe access.
- 12) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Section II G below.
- 13) Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards
- 14) Medical, dental and chiropractic offices or clinics.
- 15) Business and professional offices.
- 16) Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time.
- 17) An establishment or facility for the retail sale of all alcoholic beverages, including beer, wine and liquor, for off-premises consumption.

**B. Additional Performance Standards**

Additional performance standards for those uses identified shall be as follows:

1. Bed and breakfast establishments shall be allowed subject to the following conditions:
  - a. No cooking facilities shall be allowed in a guestroom.
2. Communication towers shall be permitted subject to the requirements relating to the location of such towers pursuant to Part 15 of the City of Jacksonville Zoning Code.
3. Essential services (utility systems) shall be allowed as a permitted use subject to the following conditions:
  - a. Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Municipal Code.
  - b. Water pipelines shall be of sufficient size and located appropriately to provide adequate fire protection for all structures in the development.
  - c. Stormwater management facilities shall be constructed in a manner that enhances its visual appeal. At a minimum these facilities shall:
    - (1) Except where side slopes exceeds 4:1 and adjacent to pedestrian areas, the lake shall be protected by handrail, fence or other decorative element; and,
    - (2) Remain unfenced; and,
    - (3) Utilize a curvilinear slope or be landscaped.
4. Outside retail sale of holiday items shall be allowed subject to the following conditions:
  - a. Outside retail sales shall be limited to thirty (30) days prior to the holiday.
  - b. There shall be adequate parking sufficient to accommodate the additional retail sales.
  - c. There shall be adequate access to the site such that the temporary outside retail sales will not result in undue traffic congestion.
5. Veterinarians, animal hospitals and animal boarding kennels shall be allowed subject to the following conditions:
  - a. A building which are used for animal boarding shall be located on its own lot and shall be completely soundproofed.

Animals shall be kept in the enclosed soundproofed buildings during the hours of 6:00 p.m. to 9:00 a.m.

## V. DESIGN GUIDELINES

### A. Lot Requirements:

- (1) *Minimum lot area: Seventy (70) feet*
- (2) *Minimum lot width: Seventy (70) feet*
- (3) *Maximum lot coverage: Thirty-five (35) percent*
- (4) *Minimum front yard: Twenty (20) feet*
- (5) *Minimum side yard: Ten (10) feet*
- (6) *Minimum rear yard: Twenty (20) feet*
- (7) *Maximum height of structures: Thirty-five (35) feet; provided, however that height may be unlimited where the building is set back on all sides not less than one (1) horizontal foot for each vertical foot in excess of thirty-five (35) feet*

### B. Parking

- (1) *Parking Requirements.* Parking requirements for on-site parking shall be pursuant to Section 656.604 Ordinance Code. Twenty-five percent (25%) of the parking spaces may be compact spaces (8' x 16'). The size requirements of parking spaces shall be in accordance with Section 656.607, of the Zoning Code. The remainder of the parking spaces will be in accordance with Section 656.604 of the Zoning Code and the required number will be based on the use within the parcel.
- (2) *Vehicular Access.*
  - a. Vehicular access to the Property shall be by way of Pritchard Road substantially as shown on the Site Plan. The final location of all access points is subject to the review and approval of the Planning Department.
  - b. Within the Property, internal access shall be provided by the private roads of Jones Branch Boulevard and Jones Branch Circler and reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.
- (3) *Pedestrian Access.*

Sidewalks will be constructed in accordance with the 2030 Comprehensive Plan.

### C. Signs:

The purpose of these sign criteria standards is to establish a coordinated signage program that provides for directional communication in a distinctive and aesthetically pleasing manner. All project identity and directional signs shall be architecturally compatible with the buildings represented.

A maximum of two (2) master identity signs are permitted on Pritchard Road. These signs shall not exceed two hundred (200) square feet in area and thirty (30) feet in height and must be a minimum of two hundred (200) feet apart. Double frontage parcels will be allowed signage on each frontage in accordance with the regulations set forth below.

A summary table of the proposed sign regulations is shown on the Signage Guidelines Table below.

#### 1. Commercial/Office Uses: Identity Monument Signs.

Identity monument signs are permitted for each Commercial use. Each such use will be permitted one (1) externally or internally illuminated identity monument sign with two sides; provided, however, that double frontage parcels will be allowed signage on each frontage. These signs will be oriented to the street(s) on which the lot has frontage, identifying the building (tenant) as a whole and/or its predominant use. Multiple tenants within one building or a connected series of buildings on a lot may be identified with one shared monument sign.

- a. Master Identity Monument Signage on Pritchard Road may not exceed thirty (30) feet in height and one square foot per linear foot of frontage on the road, up to two hundred (200) square feet, in area, a minimum of one hundred (100) feet apart. This signage may be utilized to identify the residential development and/or commercial project.
- b. Signage for individual commercial/office development parcel may not exceed ten (10) feet in height and fifty (50) square feet (each

#### 3. Commercial/Office Uses: Other Signs.

Wall signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way.

In addition to wall signs, awning signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way; provided, any square footage utilized for an awning sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of twenty (20) square feet in area per side; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

Directional signs indicating major buildings, common areas, various building entries, will be permitted. The design of these signs should reflect the character of the use identity signs and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of twelve (12) square feet in area per sign face. For pedestrian directional signage, such as "informational side walk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall also be a maximum of twelve (12) square feet per side. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Real estate and construction signs are permitted. Signs of a maximum of thirty-two (32) square feet in area and twelve (12) feet in height for model homes also shall be permitted.

Because all identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Banner signs will be permitted not to exceed fifty (50) square feet in area. Banner signs may be posted for a maximum of thirty (30) days at a time. The banners shall be permitted to display logos and/or the name of the project and/or owner or developer and identify sales activities. Festival banners placed on street light poles are permitted.

Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

**Signage Guidelines Table**

Sign Type	General Location	Quantity	Max Area Per Side (sq ft)	Max Height (ft)	Min Dist Btwn Signs (ft)
Master Identity Monument Signs	Pritchard Road	2	200	30	100
Commercial Identity Monument Signs	Pritchard Road/Service Road	1 Per Parcel	50	10	100
Residential Identity Monument Signs	Condominium, Townhome; and Single Family Uses	1 per Parcel	24	8	
Wall Signs	Project Wide	1 Per Bldg. Side	10% of sq ft of occupancy frontage		
Awning Signs	Project Wide	1 Per Bldg Side	10% of sq ft of occupancy frontage		
Under Canopy Signs	Project Wide	1 Per Occupancy	20		
Directional Signs	Project Wide		12		
Information Kiosks	Project Wide		20		

**D. Landscaping:**

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

**E. Recreation and Open Space:**

The stormwater retention pond will provide open space for the development.



F. Utilities

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

G. Wetlands

Wetlands will be permitted according to local, state, and federal requirements.

H. Buffers

The Property shall have buffers in accordance with Part 12 of the Zoning Code.

**VI. DEVELOPMENT PLAN APPROVAL**

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

**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 neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

**EXHIBIT F**

PUD name

<b>Jones Creek</b>
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Total Gross Acreage	11.87	acres	<b>100.00 %</b>
Amount of each different land use by acreage			
Single family	0.00	Acres	0.00 %
Total number of units	0	D.U.	
Multiple family	0.00	Acres	0.00 %
Total number of units	0	D.U.	
Commercial	5.74	Acres	48.36 %
Industrial	0.00	Acres	0.00 %
Other land use	0.00	Acres	0.00 %
Active recreation and/or open space	0.00	Acres	0.00 %
Passive open space, wetlands or ponds	3.05	Acres	25.70 %
Public and/or private right-of-way	3.08	Acres	25.95 %
Maximum coverage of non-residential buildings or structures	0.00	Sq. ft.	27 %