

## **PUD Written Description**

### **New Kings Road PUD NOVEMBER 21, 2023**

#### **I. PROJECT DESCRIPTION**

- A. PUD consists of 11.17 acres located at 10042 and 0 New Kings Road; located on Kings Road, north of Trout River Boulevard and south of Barth Road. The existing uses of this site include Heavy Industrial and Light Industrial. The proposed uses for the site are to lower the intensities and decrease the number of parked cars.
- B. Project Name: New Kings Road PUD
- C. Project Architect/Planner: TBD
- D. Project Engineer: TBD
- E. Project Developer: TBD
- F. Current Land Use Designation: Heavy Industrial (IH) and Light Industrial (LI)
- G. Requested Land Use Designation: CGC, LI, and BP
- H. Current Zoning District: PUD
- I. Requested Zoning District: PUD
- J. Real Estate Number(s): 002697-0000, 002705-0010, 003947-0005, 003947-0030, 003947-0020, 003947-0040

#### **II. QUANTITATIVE DATA**

- A. Total Acreage: 11.17
- B. Total number of dwelling units: 0
- C. Total amount of non-residential floor area: unknown
- D. Total amount of recreation area: 0
- E. Total amount of open space: 0
- F. Total amount of public/private rights of way: 0
- G. Total amount of land coverage of all buildings and structures: 10,132 sq ft max
- H. Phase schedule of construction (include initiation dates and completion dates): N/A

### III. STATEMENTS

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

The chief purpose and intent of this PUD is to lower the intensity and decrease the amount of visibly stored cars. In doing so, it is completely eliminating the IH uses of the auto recycling allowed in the previous PUD. Additionally, the PUD will provide flexibility in planning, design, and development; to provide an environment that is more suitable with surrounding land use; to restore the preservation of the natural site features, thereby promoting the public health, safety, order, convenience, appearance, prosperity, and the general welfare of the community. The proposed PUD differs from the usual application of the Zoning Code because it sections the PUD zoning into 3 distinct land use categories with their own respective uses.

Additionally, the PUD will allow access off Trout River Boulevard with a right-in and a left-out in an effort to keep traffic generated by the site east of the entrance.

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 continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

### IV. USES AND RESTRICTIONS

**Allowable Uses in the property with the Land Use of Light Industrial (LI) shall be as follows:**

*A. Permitted Uses*

- (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) Restaurants, (regulated by DBPR - Division of Hotels and Restaurants) including retail sale and service of beer and wine for consumption on premises
- (7) 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.
- (8) Vocational, technical, trade or industrial schools and similar uses.

- (9) Medical clinics.
- (10) Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, truck stops, express offices and terminal facilities and telephone exchanges, repair or installation facilities and similar uses.
- (11) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
- (12) Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4.
- (13) 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.
- (14) Building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.
- (15) 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.
- (16) 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.
- (17) Banks, including drive-thru tellers.
- (18) Recycling facilities meeting the performance standards and development criteria set forth in Part 4.
- (19) Retail sales of heavy machinery, farm equipment and building materials including outside display.
- (20) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (21) Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4.

*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) An industrial or commercial use which is not otherwise permitted or permissible in this Zoning Code, except the following:
  - (i) Acid, chemical, fertilizer or insecticide manufacture or storage.
  - (ii) Explosives manufacturing or storage.
  - (iii) Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.
  - (iv) Paper and pulp manufacture.
  - (v) Petroleum refining.
  - (vi) Stockyards or feeding pens and livestock auctions.

- (vii) A use which is potentially dangerous, noxious or offensive to neighboring uses or the public in general by reason of smoke, odor, noise, flare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter or radiation.
- (2) Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.
- (3) Care centers meeting the performance standards and development criteria set forth in Part 4.
- (4) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (5) Retail sales and service of all alcoholic beverages for either off-premises consumption or on-premises consumption or both.
- (6) Retail sales including outside display.
- (7) Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.
- (8) Indoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, or game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
- (9) Manual car wash.
- (10) Fitness centers.

**Allowable Uses in the property with the Land Use of Community/General Commercial (CGC) shall be as follows:**

**A. Permitted uses and structures.**

- (1) Commercial retail sales and service establishments
- (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
- (4) Hotels and motels.
- (5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
- (6) Art galleries, museums, community centers, dance, art or music studios.
- (7) Vocational, trade or business schools and similar uses.
- (8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.

(10) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).

(11) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.

(12) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.

(13) Express or parcel delivery offices and similar uses (but not freight or truck terminals)

(14) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.

(15) Personal property storage establishments meeting the performance development criteria set forth in Part 4.

(16) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

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

(18) Churches, including a rectory or similar use.

(19) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.

(20)Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.

(21) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.

(22) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.

(23) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.

(24) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.

(25) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

B. Permitted accessory uses and structures. See Section 656.403.

C. Permissible uses by exception.

(1) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.

(2) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.

(3) Residential treatment facilities and emergency shelters.

(4) Multi-family residential integrated with a permitted use.

(5) Crematories.

(6) Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.

- (7) Auto laundry or manual car wash.
- (8) Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
- (9) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
- (10) Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
- (11) Blood donor stations, plasma centers and similar uses.
- (12) Private clubs.
- (13) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
- (14) Billiard parlors.
- (15) Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
- (16) Schools meeting the performance standards and development criteria set forth in Part 4.
- (17) Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
- (18) Nightclubs.
- (19) Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
- (20) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
- (21) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
- (22) Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

**Permitted uses in the land categorized as Industrial Business Park (IBP):**

A. Permitted uses and structures.

- (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.
- (13) Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.
- (14) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

**B. Permitted accessory uses.** See Section 656.403.

**C. Permissible uses by exception.**

- (1) Retail sales and service of alcoholic beverages for on-premises consumption, not to exceed 25 percent of the building of which it is a part or 40 seats whichever is greater.
- (2) Day care centers or care centers meeting the performance standards and criteria set forth in Part 4.
- (3) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (4) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (5) 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 aforementioned shall not exceed 50 percent of the building of which it is a part.
- (6) Animal hospitals, veterinary clinics, animal boarding places, dog parks.
- (7) Outside storage subject to the performance standards and development criteria set forth in Part 4.
- (8) Fitness centers.
- (9) Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

**V. DESIGN GUIDELINES**

**A. Lot Requirements**

- (1) *Lot Requirements for Land Use designated LI*
  - i. Minimum lot requirements (width and area). None.
  - ii. Maximum lot coverage by all buildings. None. Impervious surface ratio as required by Section 654.129.
  - iii. Minimum yard requirements. None.
  - iv. Maximum height of structures. None.
  - v. 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.
- (2) *Lot Requirements for Land Use designated CCG1*
  - i. Minimum lot requirements (width and area). None, except as otherwise required for

certain uses.

ii. Maximum lot coverage by all buildings. None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.

iii. Minimum yard requirements.

(a) Front—None.

(b) Side—None. Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.

(c) Rear—10 feet.

iv. Maximum height of structures. Sixty feet.

v. Limitations on permitted or permissible uses by exception. All of the permitted and permissible uses by exception in the CCG-1 District are subject to the following provisions unless otherwise provided for:

(a) Sale, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for, and no more than 30 percent of the floor space shall be devoted to storage.

(3) Lot Requirements for Land Use designated IBP

i. Minimum lot requirements (width and area).

(a) Width—100 feet.

(b) Area—10,000 square feet.

ii. Maximum lot coverage by all buildings and structures. 65 percent. Impervious surface ratio as required by Section 654.129.

iii. Minimum yard requirements. (1) Front—20 feet. (2) Side—10 feet. (3) Rear—10 feet.

iv. Maximum height of structures. 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.

v. Limitations on permitted or permissible uses by exception. All of the permitted and permissible uses by exception in the IBP District are subject to the following unless otherwise provided for:

(a) They shall be conducted entirely within an enclosed building, except for outside storage approved by exception.

(b) They shall be provided with off-street loading facilities which are located at the rear or side of the building and visually screened from an abutting public or approved private street.

(c) Off-street parking shall comply with Part 12 Landscaping Requirements

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.*

a. Vehicular access to the northeast property shall be by way of New Kings Road and access to the southwest property shall be by way of Trout River Boulevard. The final location of all access points is subject to the review and approval of the Planning and Development



Department.

- b.
- c. Within the Property, internal access shall be provided by 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.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan.

C. Signs:

The number, location, height, and size of signage on the property shall be in accordance with the Sign Ordinance of the City of Jacksonville with respect to the CGC-II Zoning District and the IBP Zoning district along Trout River Boulevard.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code. The PUD will include a 10-foot undisturbed landscaped buffer where adjacent to residential use and zoning districts.

E. Recreation and Open Space:

The Property shall have open space in accordance with the City's regulations. The PUD will include a 10-foot undisturbed landscaped buffer where adjacent to residential use and zoning districts.

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.

## **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 2045 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community. The justification for the PUD zoning district is as follows:

To allow for a creative approach to the development;  
Provide a more desirable development environment than would be possible through the strict conventional application of the requirements of the Zoning Code;  
For an efficient use of land resulting in lower development costs  
Provide an environment that will improve the characteristics of the surrounding area;  
Enhance the appearance of the area through development criteria;  
Propose land uses and intensities which will meet certain planning goals and create a balance for the community; and  
This plan and design will create a sustainable development plan.