

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

20 August 2020

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2020-385 **Application for: Ignition Drive PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. **The revised legal description dated August 10, 2020.**
2. The original written description dated May 19, 2020.
3. The original site plan dated March 30, 2018.

Recommended Planning Commission Conditions to the Ordinance:

Original:

1. A traffic study must be provided for the proposed intersection with Duval Road. The study shall have a signal warrant analysis and a left and right turn lane analysis. Any required improvements at the proposed intersection will be the responsibility of the developer. The traffic study shall also have a traffic impact analysis for all the existing ramps at the Interstate 295/Duval Road interchange.
2. All uses in the development may share the following signs:
 - a. West side of Duval Road - One externally illuminated monument sign not to exceed 200 square feet and 30 feet height.
 - b. East side of Duval Road - One externally illuminated monument sign not to exceed 200 square feet and 30 feet height.
 - c. I-295 right-of way - Three externally illuminated monument signs not to exceed 200 square feet each and 30 feet height, spaced no closer than 200 feet apart.

- d. Interior buildings – One internally or externally illuminated monument sign not to exceed 30 square feet and six feet height for each building.
- e. Wall signage – Not to exceed 24 square feet per each building.
3. The developer shall provide a forty-foot-wide landscape buffer along I-295 containing at least one tree (at least 2.5 inch caliper) for every 30 linear feet of roadway frontage in addition to the ten-foot-wide vehicle use area buffer and plantings otherwise required by Ordinance Code (existing retaining plant material may be used toward this requirement).
4. Adjacent to residential property, the developer shall provide a ten-foot-wide undisturbed natural buffer with a six foot high berm in addition to the vegetated buffer described in the written description.

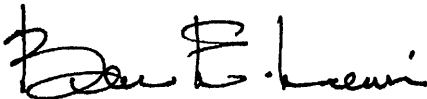
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: A representative from Scenic Jacksonville had questions anout the proposed signage nad landscaping. Her concerns were with additional signage. There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2020-0385 TO****PLANNED UNIT DEVELOPMENT****AUGUST 20, 2020**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2020-0385 to Planned Unit Development.

Location: 2619 Ignition Drive
Between Duval Road and Armsdale Road

Real Estate Numbers: 019541-0500, 019541-0540, 019541-0520, 019539-0010, 019541-0560

Current Zoning Districts: Planned Unit Development (PUD)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Light Industrial (LI)

Planning District: District 6-North

Applicant/Agent: Andrew Burrer
Northpoint Development
4805 Montgomery Road Suite 310
Cincinnati, OH 45212

Owner: Nathaniel Hagedorn
NP Jacksonville Industrial I, LLC.
NP Jacksonville Industrial, LLC
NP Jacksonville Industrial park Association, Inc.
4825 NW 41st Street, Suite 500
Riverside, MO 64150

Staff Recommendation: **APPROVE W/ CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2020-0385 seeks to rezone approximately 154± acres of land from Planned Unit Development (PUD) to Planned Unit Development (PUD). The rezoning to PUD is being sought to remove the conditions placed on the current PUD 2009-0143

for Signage. The Exhibit D. Written Description and Site Plan from PUD 2009-0143 will remain the same.

The current PUD, 2009-0143-E, allows for Light Industrial uses plus commercial and office uses.

PUD Ord. 2009-0143-E was approved with the following conditions:

- (a) Development shall proceed in accordance with the Development Services Division Memorandum dated February 2, 2009, or as otherwise approved by the Planning and Development Department.
- (b) All uses in the development may share the following signs: on the west side of Duval Road: one externally illuminated monument sign not to exceed 200 square feet in sign-face area and 30 feet in height; on the east side of Duval Road: one externally illuminated monument sign not to exceed 200 square feet in sign-face area and 30 feet in height; along the I-295 right-of-way: four externally illuminated monument or pylon signs not to exceed 200 square feet in sign-face area each and 45 feet in height, and spaced no closer than 200 feet apart; for interior buildings: one internally or externally illuminated monument sign not to exceed 30 square feet in sign-face area and six feet in height for each building; for wall signage: signage not exceeding 24 square feet in sign face area per building.
- (c) The developer shall provide a forty-foot-wide landscape buffer along I-295 containing at least one tree (at least 2.5 inch caliper) for every 30 linear feet of roadway frontage in addition to the ten-foot-wide vehicle use area buffer and plantings otherwise required by Ordinance Code (existing retaining plant material may be used toward this requirement).
- (d) Adjacent to residential property, the developer shall provide a ten-foot-wide undisturbed natural buffer with a six foot high berm in addition to the vegetated buffer described in the written description.

The Planning & Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:

Condition (a): The Development Services Division Memorandum dated February 2, 2009 mentions the following conditions: 1. A traffic study is to be conducted from site entrance at Duval Road to the intersection of Duval Road and I-295. The study shall include a queue storage analysis of the existing lanes, need for additional lanes and a traffic signal warrant analysis based on the MUTCD warrants. Transportation Department has issued new conditions listed in Memorandum dated July 31, 2020 and therefore staff does not recommend forwarding this condition. 2. Provide a turnaround at the roadway termination at west end of the site access drive. The Site Plan dated March 30, 2018 shows this turnaround and therefore staff does not recommend forwarding this condition. 3. Provide sidewalks along all frontage as per the City's 2010 Comprehensive Plan and Land Development Procedures Manual.

Condition (b): Signage conditions were recommended by the Planning Department in the Staff Report for PUD 2009-0143 and approved by City Council. Staff recommends forwarding the same conditions.

Condition (c): Landscape buffer condition was recommended by the Planning & Development Department in the Staff Report for PUD 2009-0143 and approved by City Council. Staff recommends forwarding the same condition.

Condition (d): Condition D was recommended and approved by City Council and therefor staff recommends forwarding the same condition.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Light Industrial (LI) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. According to the Future Land Use Element (FLUE), LI is a category which provides for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas, such as noise, odor, toxic chemicals and wastes. The proposed PUD is proposing to change the language outlined in section 4 of PUD 2009-143-E stating “for wall signage: signage not exceeding 24 square feet in sign-face area per building”. NP Jacksonville, LLC is requesting that this be changed to the standard language for Light Industrial which approves a certain percentage of wall signage based on available wall space.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The proposed site is located within the Suburban Area and will be served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.

Goal 3

To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

The subject property is located along Duval Road and is already approved for the uses that the application is requesting therefore the site already achieves a well-balanced and organized combination of residential and non-residential and is in compliance with Goal 3.

Airport Environment Zone

The site is located within the 150 foot Height and Hazard Zone for the Jacksonville International Airport. Zoning will limit development to a maximum height of less than 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended development meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Light Industrial (LI).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, this proposed development falls within the boundaries of Fair Share # 73242.0: Park 295 Industrial Park.

The agent/owner would need to apply for a will need to apply for a companion CCAS or CRC application as they go along with each phase of their building process. Current Development Agreement is currently valid until April 13, 2022, pending future extensions of the Dev Agreement.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcel Light Industrial use and commercial and office uses. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposal Planned Unit Development shall be based on the following factors:

The use of existing and proposed landscaping: Landscaping shall comply with the requirements of the zoning code or as approved by the Planning Department.

The treatment of pedestrian ways: Sidewalk will be provided for internal circulation along one side of the interior access road. The property was conditioned to provide sidewalks along all frontage as per the City's 2010 Comprehensive Plan and Land Development Procedures Manual. The property as provided sidewalks along the West side of Duval Road.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Duval Road as shown in the Conceptual Site Plan. Access within the property will be provided by interior roadways.

Duval Road, from Dunn Avenue (State Route 104) to Interstate 295, is the directly accessed classified roadway in the vicinity. Duval Road is a 2-lane undivided collector in this vicinity and

is currently operating at 31.98% of capacity. This Duval Road segment has a maximum daily capacity of 5,141 vpd and a 2018 daily traffic volume of 16,074 vpd.

This development is for 508,434 SQFT of ITE Code 110 General Light Industry, which would generate 2,522 vpd. This development is also for 44,210 SQFT of ITE Code 710 General Office, which would generate 431 vpd.

This development is subject to mobility fee review.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The proposed development is located along Duval Road and is surrounded by Residential Zoning Districts. The property is bordered by I-295 to the north and north of I-295 are single family dwelling residential developments zoned RR-Acre. To the south of the property is a strip of land zoned PUD 2002-1159 which would allow for single family dwellings. Further south are already developed single family subdivisions zoned RR-Acre. To the west and east of the property are undeveloped timber lands.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre	Single Family Dwellings
South	CGC	PUD: 2002-1159	Vacant
East	LDR	RR-Acre	Timber
West	LDR	RR-Acre	Timber

(6) Intensity of Development

The proposed development is consistent with the LI functional land use category and the current PUD, 2009-0143-E, allows for Light Industrial uses plus commercial and office uses. The proposed PUD is proposing to change the language outlined in section 4 of PUD 2009-143-E stating "for wall signage: signage not exceeding 24 square feet in sugh-face area per building". NP Jacksonville, LLC is requesting that this be changed to the standard language for Light Industrial which approves a certain percentage of wall signage based on available wall space. The PUD is appropriate at this location with specific reference to the following:

The availability and location of utility services and public facilities and services:

The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated July 29, 2020, Project development for an industrial development. JEA

availability letters 2018-0534 and 2018-3312 were issued on 10/16/2018 and 12/17/2018, respectively for the development. Portions of the infrastructure have been constructed. Future construction within the PUD may require additional review submittals. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The site is located south of Interstate 295 and has direct access to collector roadway Duval Road.

(7) Usable open spaces plazas, recreation areas.

There is no residential component to the development. No recreation area is required.

(8) Impact on wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Flood Zones

Approximately 3.7 acres of the subject site is located within either the AE or 0.2 Percent Annual Chance Flood Hazard flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The AE flood zone is defined as an area within the 100-year floodplain or SFHA where flood insurance is mandatory. The 0.2 Percent Annual Chance Flood Hazard flood zone is defined as an area within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

Wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size:

10.9 Acres

General Location(s):

Wetlands on the western side of the subject site are isolated Category III wetlands, while the wetlands located along the eastern property line are Category II wetlands.

Quality/Functional
Value:

(Category III) -The wetland has a low functional value for water filtration attenuation and flood water storage capacity due to its isolation, size and/or the lowering of the hydro-period due to nearby site grading or drainage/retention improvements. In addition the wetland has no clear or significant impact on the City's waterways.

(Category II) - The wetland has a high functional value for water filtration attenuation and flood water capacity and is located in flood zones, yet has an indirect impact on the City's waterways.

Soil Types/
Characteristics:

66- Surrency Lomay Fine Sand - The Surrency series consists of nearly level, very poorly drained soils. In areas in depressions, the high water table generally is at or above the soil surface for very long periods.

78- Yonges Fine Sand – The Yonges Series consists of nearly level, poorly drained soils. These soils formed in sandy and loamy sediments. They are on flats. The soils are moderately permeable and moderately slowly permeable. Generally, the high water table is at a depth of less than 12 inches.

82- Pelham Fine Sand, depressional- The Pelham Series consists of nearly level, poorly drained soils. The soils are moderately permeable and moderately slowly permeable. Generally, the high water table is at a depth of less than 12 inches on flats and are or above the surface in depressions.

63-- Sapelo Fine Sand- The Sapelo Series consists of nearly level very poorly drained soils. The soils are moderately slowly permeable. Generally, the high water table is at 6 to 18 inches.

Wetland Category:

Category III (approximately 9.1 acres) and Category II (approximately 3.8 acres)

Consistency of Permitted Uses:

Category II: Uses outlined by CCME Policies 4.1.3 and 4.1.5.

Category III: All uses. Must meet CCME Policies 4.1.3 and 4.1.6.

Environmental Resource Permit (ERP):

Not provided by the applicant

Wetlands Impact:

The site plan appears to avoid the Category II wetlands, however the site plan appears to impact the Category III wetlands.

Associated Impacts:

The Category II wetlands are associated with the AE and 0.2 Percent Annual Chance Flood Hazard flood zones and Cedar Creek.

For more information regarding Conservation/Coastal Management Element, please see the attached memo from Community Planning Division.



(9) Listed species regulations

The project is greater than the 50-acre threshold. A combined vegetative, wildlife, wetland survey conducted by Mr. David Pierce was provided with the application. Although the native habitat is favorable, no listed species or signs of listed species were identified on site. The site is functionally isolated from larger environmental areas.

(10) Off-street parking including loading and unloading areas.

The site is required to be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The Project will comply with the applicable requirements of the Zoning Code, 2030 Comprehensive Plan, and Land Development Procedures Manual regarding the provision of sidewalks.

Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **July 30, 2020** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



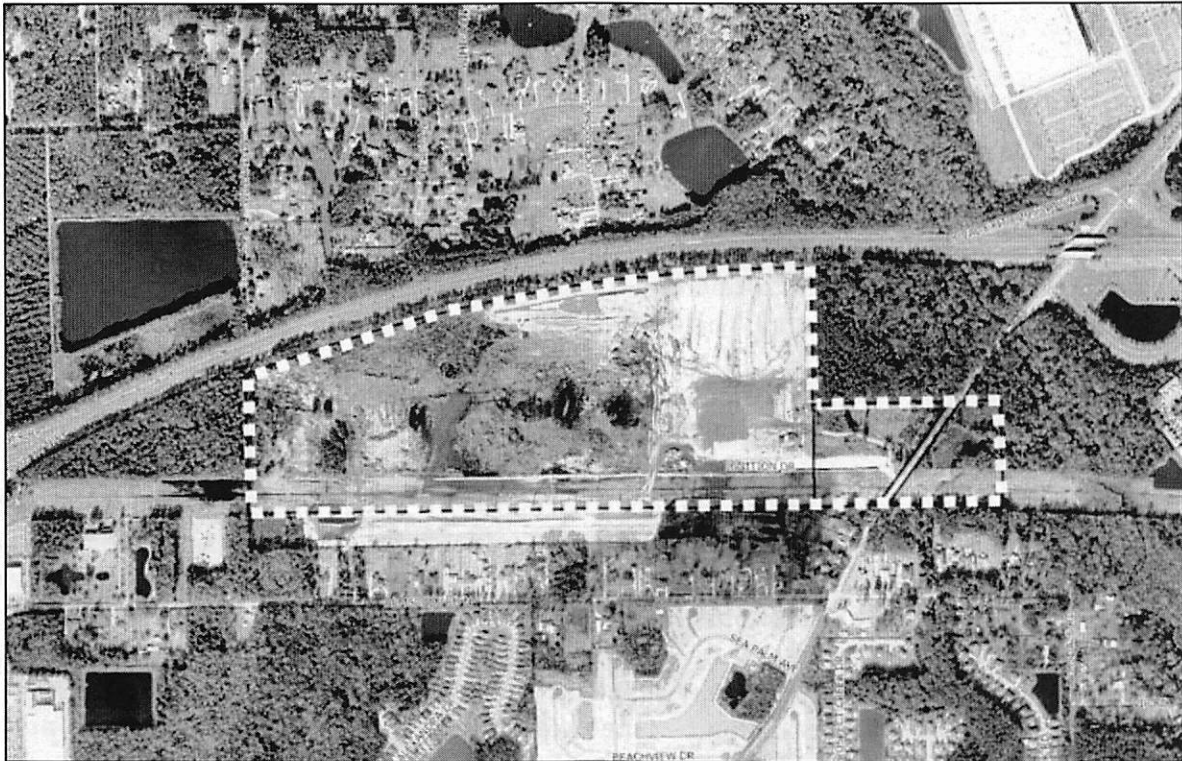
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2020-0385 be **APPROVED** with the following exhibits:

- The Revised legal description dated August 10, 2020.**
- The original written description dated May 19, 2020.**
- The original site plan dated March 30, 2018.**

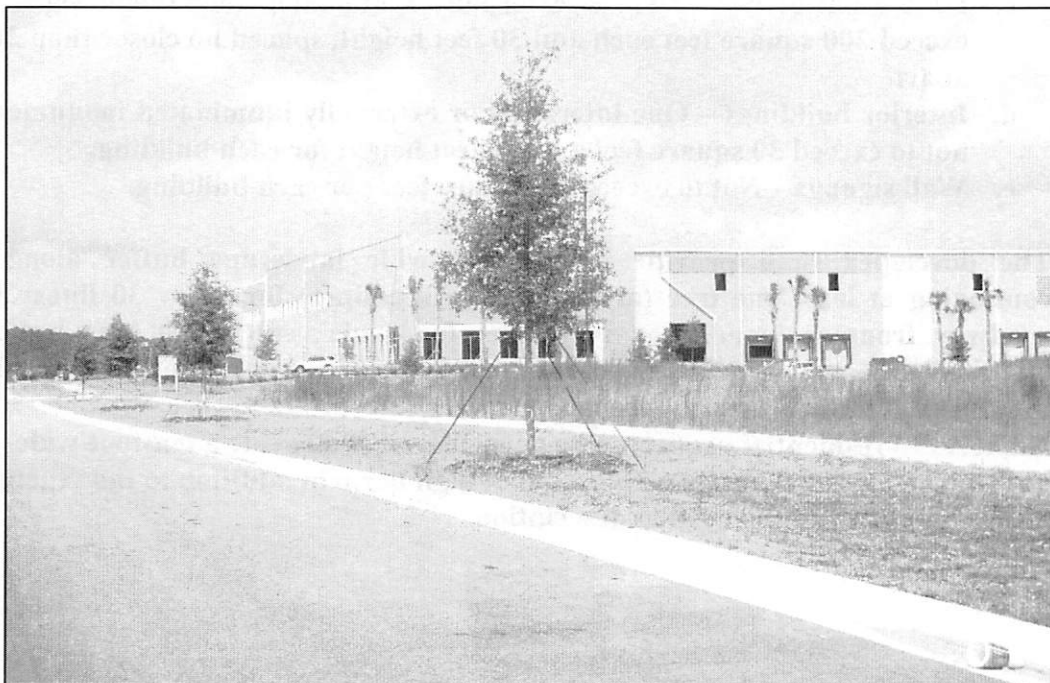
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2020-0385 be **APPROVED W/ CONDITIONS**.

- 1. A traffic study must be provided for the proposed intersection with Duval Road. The study shall have a signal warrant analysis and a left and right turn lane analysis. Any required improvements at the proposed intersection will be the responsibility of the developer. The traffic study shall also have a traffic impact analysis for all the existing ramps at the Interstate 295/Duval Road interchange.**
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 - a. West side of Duval Road - One externally illuminated monument sign not to exceed 200 square feet and 30 feet height.**
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- 4. Adjacent to residential property, the developer shall provide a ten-foot-wide undisturbed natural buffer with a six foot high berm in addition to the vegetated buffer described in the written description.**



Aerial View

Source: JaxGIS



View of Subject Property

*Source: Planning & Development Dept.
Date: July 30, 2020*



View of Subject Property

*Source: Planning & Development Dept.
Date: July 30, 2020*



View of Subject Property

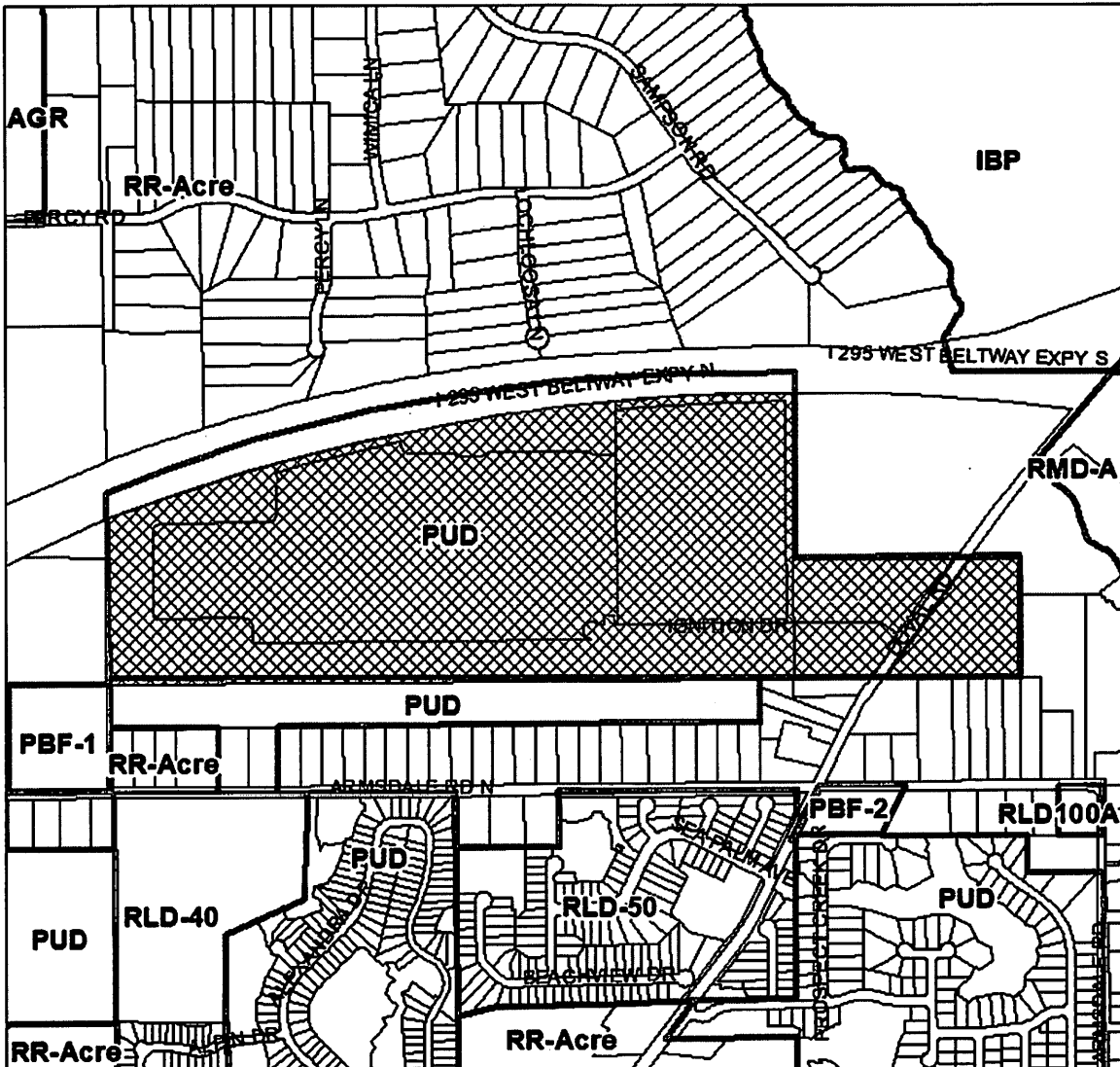
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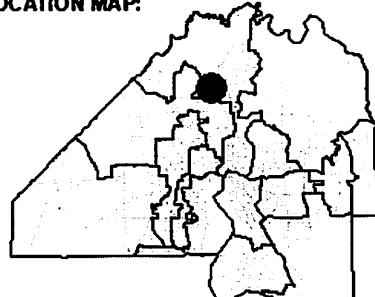
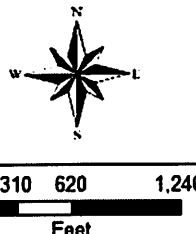


View of Subject Property

Source: Planning & Development Dept.

Date: July 30, 2020



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>7</p>
<p>ORDINANCE NUMBER:</p> <p>ORD-2020-0385</p>	<p>TRACKING NUMBER</p> <p>T-2020-2791</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2020-0385 **Staff Sign-Off/Date** ELA / 07/28/2020

Filing Date 07/21/2020 **Number of Signs to Post** 8

Hearing Dates:

1st City Council 08/25/2020 **Planning Commission** 08/20/2020

Land Use & Zoning 09/01/2020 **2nd City Council** N/A

Neighborhood Association THE EDEN GROUP INC., VICTORIA PRESERVE HOMEOWNERS A, GARDEN CITY NEIGHBORHOOD ASSOCIATION

Neighborhood Action Plan/Corridor Study JIA-CRA

Application Info

Tracking # 2791

Application Status FILED COMPLETE

Date Started 03/06/2020

Date Submitted 03/06/2020

General Information On Applicant

Last Name BURRER	First Name ANDREW	Middle Name
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Company Name
NORTHPOINT DEVELOPMENT

Mailing Address
4805 MONTGOMERY RD. SUITE 310

City CINCINNATI	State OH	Zip Code 45212
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Phone 4193205956	Fax 	Email ABURRER@NORTHPOINTKC.COM
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General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name HAGEDORN	First Name NATHANIEL	Middle Name
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Company/Trust Name
NP JACKSONVILLE INDUSTRIAL I, LLC

Mailing Address
4825 NW 41ST STREET, SUITE 500

City RIVERSIDE	State MO	Zip Code 64150
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Phone 4193205956	Fax 	Email ABURRER@NORTHPOINTKC.COM
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Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	019541 0500	7	6	PUD	PUD

Map	019541 0540	7	6	PUD	PUD
Map	019541 0520	7	6	PUD	PUD
Map	019539 0010	7	6	PUD	PUD
Map	019541 0560	7	6	PUD	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

LI

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 174.00

Development Number 8292

Proposed PUD Name PARK 295 INDUSTRIAL PARK

Justification For Rezoning Application

NP JACKSONVILLE, LLC IS PROPOSING TO CHANGE THE LANGUAGE OUTLINED IN SECTION 4 OF PUD 2009-0143-E STATING "FOR WALL SIGNAGE: SIGNAGE NOT EXCEEDING 24 SQUARE FEET IN SIGH-FACE AREA PER BUILDING". NP JACKSONVILLE, LLC IS REQUESTING THIS BE CHANGED TO THE STANDARD BUILDING SIGNAGE LANGUAGE FOR LIGHT INDUSTRIAL WHICH APPROVES A CERTAIN PERCENTAGE OF WALL SIGNAGE BASED ON AVAILABLE WALL SPACE.

Location Of Property

General Location

LOCATED RIGHT OFF DUVAL RD. CLOSE TO ARMSDALE RD.

House #	Street Name, Type and Direction	Zip Code
2619	IGNITION DR	32218

Between Streets

DUVAL ROAD and ARMSDALE ROAD

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h)

jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

Exhibit F Land Use Table

Exhibit G Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

Exhibit H Aerial Photograph.

Exhibit I Listed Species Survey (If the proposed site is greater than fifty acres).

Exhibit J Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).

Exhibit K Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

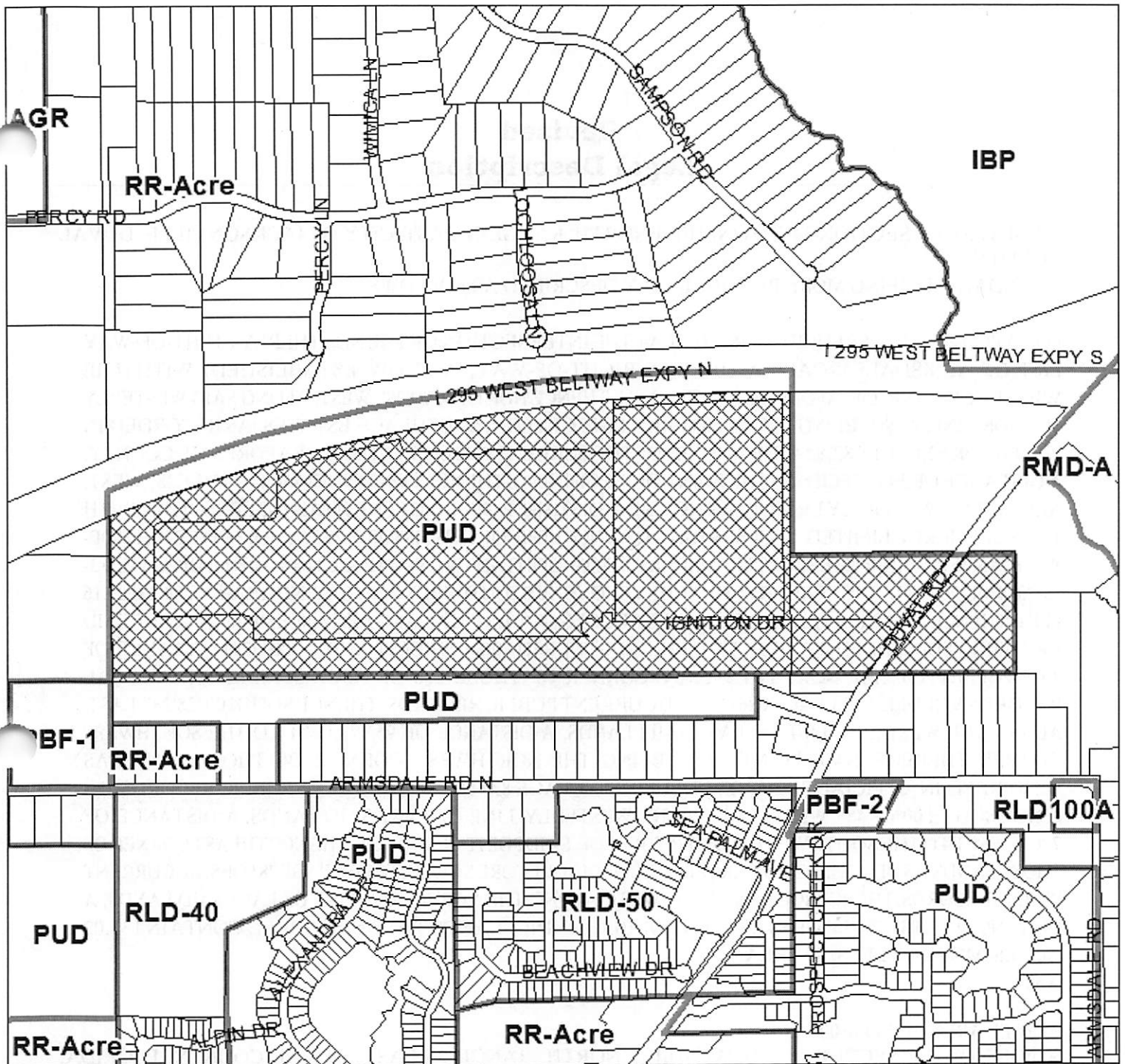
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
174.00 Acres @ \$10.00 /acre: \$1,740.00
- 3) Plus Notification Costs Per Addressee**
53 Notifications @ \$7.00 /each: \$371.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$4,380.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

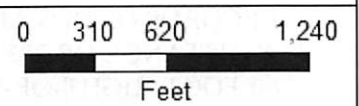
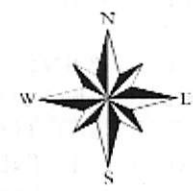
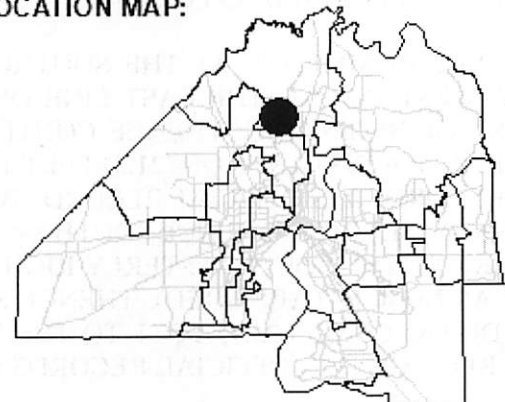


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:
7

ORDINANCE NUMBER:
ORD-2020-0385

TRACKING NUMBER
T-2020-2791

EXHIBIT 2
PAGE 1 OF 1

Revised Legal Description

A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ARMSDALE ROAD (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE WESTERLY LINE OF AFORESAID SECTION 34; THENCE NORTH 00°54'28" WEST, ALONG SAID WESTERLY SECTION LINE, ALSO BEING THE WESTERLY LINE OF LOT 1, SOUTHLAKE ESTATES, AS RECORDED IN PLATBOOK 52, PAGES 82, 82A, 82B AND 82C OF THE CURRENT PUBLIC RECORDS OF AFORESAID COUNTY, A DISTANCE OF 598.67 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 00°54'28" WEST, ALONG SAID WESTERLY LINE OF SECTION 34, A DISTANCE OF 981.02 FEET TO AN INTERSECTION WITH THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 295 (A 300 FOOT RIGHT-OF-WAY, AS PER DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 72001-2410, DATED 3-15-73) SAID POINT LYING IN A CURVE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 11309.16 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 4079.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 79°38'29" EAST AND A CHORD DISTANCE OF 4057.41 FEET TO THE NORTHWESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 8123, PAGE 686 OF SAID CURRENT PUBLIC RECORDS, THENCE SOUTH 00°28'28" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 952.77 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 8033, PAGE 877 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°09'45" WEST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 720.18 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED AS PARCEL "A", OFFICIAL RECORDS VOLUME 5650, PAGE 781 OF SAID CURRENT PUBLIC RECORDS, THENCE SOUTH 89°29'03" WEST, ALONG THE NORTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 3981.77 FEET TO THE POINT OF BEGINNING. LANDS THUS DESCRIBED CONTAIN 133.02 ACRES, MORE OR LESS, IN AREA.
AND

PARCEL ARE#. 019540-0100

A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 00°33'48" WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 637.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°33'48" WEST, ALONG SAID EAST LINE OF SECTION 34, A DISTANCE OF 721.51 FEET TO THE SOUTH BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8854, PAGE 1518, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°25'13" WEST, ALONG LAST SAID LINE, A DISTANCE OF 283.04 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF DUVAL ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 35°49'45" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 895.75 FEET TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11542, PAGE 474, SAID PUBLIC

RECORDS; THENCE NORTH 89°27'46" EAST, ALONG SAID LINE AND ALONG THE NORTHERLY BOUNDARIES OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9338, PAGE 950, OFFICIAL RECORDS BOOK 11581, PAGE 2076, OFFICIAL RECORDS BOOK 11649, PAGE 2087, OFFICIAL RECORDS BOOK 8833, PAGE 1217 AND OFFICIAL RECORDS BOOK 8851, PAGE 852, ALL OF SAID PUBLIC RECORDS, A DISTANCE OF 814.50 FEET TO THE POINT OF BEGINNING

CONTAINING 9.09 ACES, MORE OR LESS
SUBJECT TO A JACKSONVILLE ELECTRICAL AUTHORITY EASEMENT.

Parcel B RE#.019540-0200

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 00°33'48" WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 1,358.92 FEET TO THE SOUTH BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8854, PAGE 1518, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°25'13" WEST, ALONG LAST SAID LINE, A DISTANCE OF 357.59 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF DUVAL ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) AND THE POINT OF BEGINNING; THENCE SOUTH 35°49'45" WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 895.68 FEET TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10492, PAGE 771, SAID PUBLIC RECORDS; THENCE SOUTH 89°27'46" WEST, ALONG SAID LINE, A DISTANCE OF 440.01 FEET TO THE WEST LINE OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 34; THENCE NORTH 00°28'22" WEST, ALONG SAID LINE, A DISTANCE OF 720.52 FEET TO THE AFORESAID SOUTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8854, PAGE 1518; THENCE NORTH 89°25'13" EAST, ALONG LAST SAID LINE, A DISTANCE OF 970.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.67 ACRES, MORE OR LESS
SUBJECT TO A JACKSONVILLE ELECTRICAL AUTHORITY EASEMENT.

Parcel B RE#.019540-0200

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 00°33'48" WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 1,358.92 FEET TO THE SOUTH BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8854, PAGE 1518, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°25'13" WEST, ALONG LAST SAID LINE, A DISTANCE OF 357.59 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF DUVAL ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) AND THE POINT OF BEGINNING; THENCE SOUTH 35°49'45" WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 895.68 FEET TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10492, PAGE 771, SAID PUBLIC RECORDS; THENCE SOUTH 89°27'46" WEST, ALONG SAID LINE, A DISTANCE OF 440.01 FEET TO THE WEST LINE OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 34; THENCE NORTH 00°28'22" WEST, ALONG SAID LINE, A DISTANCE OF 720.52 FEET TO THE AFORESAID SOUTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8854, PAGE 1518; THENCE NORTH 89°25'13" EAST, ALONG LAST SAID LINE, A DISTANCE OF 970.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.67 ACRES, MORE OR LESS
SUBJECT TO A JACKSONVILLE ELECTRICAL AUTHORITY EASEMENT

Legal Description

PARCEL 1:

A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY

LINE OF ARMSDALE ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE WESTERLY LINE OF AFORESAID SECTION 34; THENCE NORTH 00°54'28" WEST, ALONG LAST SAID, ALSO BEING THE WESTERLY LINE OF LOT 1, SOUTHLAKE ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGES 82, 82A, 82B AND 82C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A DISTANCE OF 350.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°54'28" WEST, ALONG SAID WESTERLY LINE OF SECTION 34, A DISTANCE OF 1,229.68 FEET TO AN INTERSECTION WITH THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 295 (A 300 FOOT RIGHT-OF-WAY, AS PER DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 72001-2410, DATED 3-15-73), SAID POINT LYING ON A CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 11,309.16 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE AN ARC DISTANCE OF 4,079.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 79°38'29" EAST AND A CHORD DISTANCE OF 4,057.41 FEET TO A POINT, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 8854, PAGE 1518, PART "A"; THENCE SOUTH 00°28'28" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 952.77 FEET TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 8035, PAGE 876 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°09'45" WEST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 720.18 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89°29'03" WEST, A DISTANCE OF 196.00 FEET; THENCE SOUTH 01°08'18" EAST, ALONG THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF LOT 25, SAID SOUTHLAKE ESTATES, A DISTANCE OF 249.66 FEET TO THE NORTHEAST CORNER OF SAID LOT 25; THENCE SOUTH 89°28'25" WEST, ALONG THE NORTHERLY LINE OF SAID SOUTHLAKE ESTATES, A DISTANCE OF 3786.78 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 00 DEGREES 33 MINUTES 48 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 637.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 33 MINUTES 48 SECONDS WEST, ALONG SAID EAST LINE OF SECTION 34, A DISTANCE OF 721.51 FEET TO THE SOUTH BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8854, PAGE 1518, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 25 MINUTES 13 SECONDS WEST, ALONG LAST SAID LINE, A DISTANCE OF 283.04 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF DUVAL ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 35 DEGREES 49 MINUTES 45 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 895.75 FEET TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11542, PAGE 474, SAID PUBLIC RECORDS; THENCE NORTH 89 DEGREES 27 MINUTES 46 SECONDS EAST, ALONG SAID LINE AND ALONG THE NORTHERLY BOUNDARIES OF

June 11, 2020

Exhibit 1

Page 1 of 2

THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9338, PAGE 950, OFFICIAL RECORDS BOOK 11581, PAGE 2076, OFFICIAL RECORDS BOOK 11649, PAGE 2087, OFFICIAL RECORDS BOOK 8833, PAGE 1217 AND OFFICIAL RECORDS BOOK 8851, PAGE 852, ALL OF SAID PUBLIC RECORDS, A DISTANCE OF 814.50 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE NORTH 00 DEGREES 33 MINUTES 48 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 1,358.92 FEET TO THE SOUTH BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8854, PAGE 1518, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 25 MINUTES 13 SECONDS WEST, ALONG LAST SAID LINE, A DISTANCE OF 357.59 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF DUVAL ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) AND THE POINT OF BEGINNING; THENCE SOUTH 35 DEGREES 49 MINUTES 45 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 895.68 FEET TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10492, PAGE 771, SAID PUBLIC RECORDS; THENCE SOUTH 89 DEGREES 27 MINUTES 46 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 440.01 FEET TO THE WEST LINE OF THE NORTHEAST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 34; THENCE NORTH 00 DEGREES 28 MINUTES 22 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 720.52 FEET TO THE AFORESAID SOUTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8854, PAGE 1518; THENCE NORTH 89 DEGREES 25 MINUTES 13 SECONDS EAST, ALONG LAST SAID LINE, A DISTANCE OF 970.29 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE RIGHT-OF-WAY OF DUVAL ROAD (A 60-FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED).

EXHIBIT D

PUD Written Description

Park 295 Industrial Park

May 19, 2020

City Development Number: 8292

I. Project Description

This site has a Land Use of Light Industrial” (LI) and is located south of I-295, north of Armsdale Road, and on both sides (east and west) of Duval Road on the Northside of Jacksonville. The Legal Description (**Exhibit A**) and the Vicinity Map (**Exhibit B**) are provided for review in this package. The purpose of the PUD is to change the existing zoning from low density residential (LDR) to industrial to be compatible with the FLUM designation.

The conceptual site plan (**Exhibit E**) for the 154+ acres reflects Industrial use to provide for future growth in Jacksonville’s increasing demands for growing industrial development with ancillary services to serve that development and the surrounding area. This site is also keeping with the City’s initiative to preserve Industrial properties to meet that same demand and to respond to the needs of the current port development in the Dames Point area. The proposed development will contain Light Industrial use of the types enumerated herein plus commercial and office uses.

Existing Site Characteristics:

The site is comprised of undeveloped, grazing lands and woodlands bisected by an electrical transmission line easement which runs east and west. The site is currently used for agricultural purposes.

The topography of the site is approximately 20 feet (NGVD) above sea level. Depressional wetland areas are shown throughout the site. A wildlife survey indicated that no endangered or threatened species exists on the site.

II. Uses and Restrictions

Permitted Uses:

(1) An industrial, manufacturing, distribution, storage or wholesaling use which is otherwise lawful unless prohibited herein.

(2) Service establishments catering to commerce and industry, including, freight movers, communications services, business machine services, restaurants (including drive-thru restaurants), the retail sale and service of beer wine in conjunction with the service of food which is ordered from a menu and prepared and served for pay for consumption on premises, hiring and union halls, employment agencies, sign companies;

(3) Automobile service stations with repair or service garages, vehicle washing facilities and those selling beer and wine for off premise consumption, truck stops and similar uses.

(4) Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, terminal facilities, including outside storage of trucks, vehicles, trailers, containers and related materials but not products

(5) Vocational, trade, technical or industrial schools and similar uses.

(6) All types of professional and business offices including but not limited to medical and dental offices and clinics.

(7) Establishments for the retail sale of heavy machinery and equipment, boats, farm equipment, machinery supplies, lumber and building supplies and similar uses.

(9) Radio or television broadcasting offices, studios, transmitters but not cellular towers.

(10) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards of Part 4 of the zoning code.

(11) 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.

(12) Any outside storage provided it is visually screened and enclosed with an eight (8) foot high 100% opacity vinyl fence from the right of way and residential areas.

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

(14) Retail Sales.

(15) Banks, including drive-thru tellers.

(16) The following uses are prohibited: Adult entertainment and sexually oriented businesses; explosives manufacturing or storage; any use which emits dust, fumes, or odors; concrete batch mixing plants; automobile wrecking or storage yards; junkyards, mining; railroad switching facilities and repair and storage areas for railway equipment; petroleum refining; hazardous waster transfer stations; cell towers; yard waste or composting facility; bulk storage of flammable liquids and acids; paper and pulp manufacture; and stockyards .

Silviculture--the property is currently the site of an on-going silvicultural operation and such use may continue within each parcel to preserve the greenbelt tax assessment until development in that particular parcel commences.

III. Design Guidelines

A. Lot requirements

- a. Minimum lot area--none
- b. Minimum lot width--none
- c. Maximum lot coverage--none
- d. Maximum Building Height--45 feet

B. Ingress, Egress and Circulation

(1) **Parking Requirements.** Parking requirements will be consistent with the requirements of Zoning Code.

(2) **Vehicular Access**

a. Vehicular access to the Property shall be restricted to Duval Road as shown in the Conceptual Site Plan (**Exhibit E**).

b. Access within the property will be provided by interior roadways. For functional reasons, the interior vehicle use areas may be relocated to other areas within the site. The engineering design for the access and interior roadways will be subject to the review and approval through the City of Jacksonville Traffic Engineer.

C. Signage

All signage will comply with requirements for the (LI) Zoning District for the City of Jacksonville. Signage along I-295 will have a maximum height of 50 feet with a maximum of 4 signs. Off site signage shall be permitted along I-295 and Duval Road so long as the signs identify property owners within Park 295. If property is subdivided into parcels, the parcels shall be exempt from road frontage requirements for calculation of signage size in lieu of shared signage requirements.

D. Landscaping

Landscaping shall comply with the requirements of the zoning code or as approved by the Planning Department. Landscaping required for the truck loading/parking VUA may be planted elsewhere on site. Landscape planted as part of the required buffers shall count toward code required landscaping.

E. Utilities.

The streets within the conceptual site plan will be private and maintained by an owner's association and all required utilities will be available at the site in sufficient quantities to serve the development. The water and sewer service will be underground and the electrical distribution will be designed by JEA. Utilities will be provided or owned by the following entities:

- Electricity - JEA
- Water & Sewer - JEA
- Drainage - Owner's association

On site storm water treatment will be provided by detention ponds and be constructed per approved engineering plans. An owner's association shall be formed to provide continual maintenance for drainage facilities, common roadways and common areas.

G. Wetlands

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

H. Lighting: Design Guidelines and Best Practices for Lighting shall be followed. All lighting on buildings shall be designed to provide wall or ground wash only, sign back-lighting only, or up light only. Lighting on buildings shall be designed to highlight project site elements within parking areas adjacent to the northern property boundary. Façade mounted lighting on the rear of buildings designed to illuminate adjacent truck court areas are permitted. All lighting shall be designed to be directed away from possible intrusion into residential areas.

All light fixtures including security lighting shall be cutoff fixtures and should be incorporated as an integral design element. All cutoff fixtures shall not have more than one percent (1%) of lamp lumens above horizontal. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. House-side shields and other cutoff reflectors shall be incorporated into the lighting design to meet this design standard.

To provide lighting that limits distortion of colors of the building, landscape and pedestrian activity areas, all lighting lamp sources within parking and pedestrian areas shall be metal halide or compact fluorescent. To provide appropriate lighting within a pedestrian area(s), the maximum light pole heights in all parking areas shall not exceed fifteen feet (15' 0"). An exterior lighting design plan for each project, including a photometrics plan, pole and fixtures schedules shall be submitted for review and approval at the time of verification of substantial compliance.

IV. 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 existing and proposed uses within the property, and showing the general layout of the overall Property.

V. 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 2010 Comprehensive Plan and Land Use Regulations. The proposed project is compatible with the industrial character which is emerging in North Jacksonville and has the potential to serve and support the substantial port development which is proposed along Heckscher Drive. The PUD will provide more specificity and clarity than strict application of the zoning code for light industrial.

VI. PUD Review Criteria

A. Consistency with Comprehensive Plan. All the uses contemplated herein are consistent with the comprehensive plan designation of the site.

B. Consistency with the Concurrency Management System

Prior to final development approval, the proposed development will be required to comply with all appropriate requirements of the Concurrency Management System.

C. **Internal Compatibility/vehicular access:** see above

D. **External Compatibility/Intensity of Development.**

The site shall follow the guide lines of the Light Industrial District as set forth by the City of Jacksonville codes. This includes the 65 (dba) noise limit for any Industrial uses that adjoins a residential district; provided however, the 65 dba noise limit for Industrial uses shall not apply to trucks and related truck traffic within the PUD. The site is compatible with the uses approved for the surrounding area:

Accessibility to Site

Access to the site is restricted to Duval Road which bisects the site and which is connected to I-295 to the north and Armsdale Road to the south. It is expected that all large truck traffic to the site will access the site from I-295 and Duval Road and exit the same route.

E. **Impact on Wetlands.** Wetland impacts will be permitted according to local, state and federal requirements. Since the site plan is conceptual at this time, actual impacts are unknown.

G. **Listed Species.** Attached.

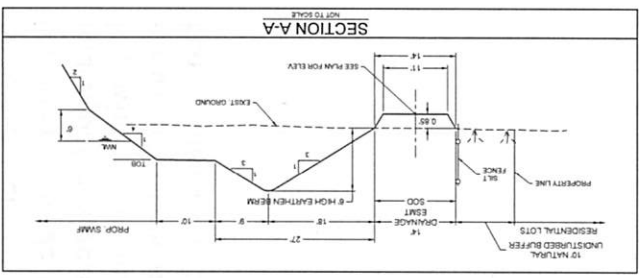
H. **Off Street Parking and Loading Requirements.** Off Street Parking and Loading Requirements of the zoning code will be followed.

I. **Sidewalks, Trails and Bikeways.** Since this is not a residential development, trails and bikeways are not proposed but a sidewalk will be provided for internal circulation along one side of the interior access road. Either sidewalks will be required along Duval Road fronting the property which is the subject of this PUD or in lieu of sidewalk construction, applicant will pay into the sidewalk fund based on the amount of linear feet of roadway frontage of property which is the subject of this PUD.

J. **Stormwater Retention.** All local, state and federal requirements for stormwater retention will be followed. Stormwater retention may occur off-site.

K. **Utilities.** See above.

L. **Buffers--**A vegetated buffer shall be provided adjacent to the residential lots, an average of fifteen feet and a minimum of ten feet. For noise attenuation purposes, a berm shall be constructed inside the vegetated buffer a minimum of four feet in height planted with (i) understory evergreen shrubs, minimum 7 gallon, Florida Fancy spaced 42 inches on center or the like which shall attain a height of eight feet in 24 months (measured from the bottom of the berm) and (ii) one tree, minimum 3 inch caliper spaced 40 foot on center. A cross section of the berm is attached at Exhibit J.

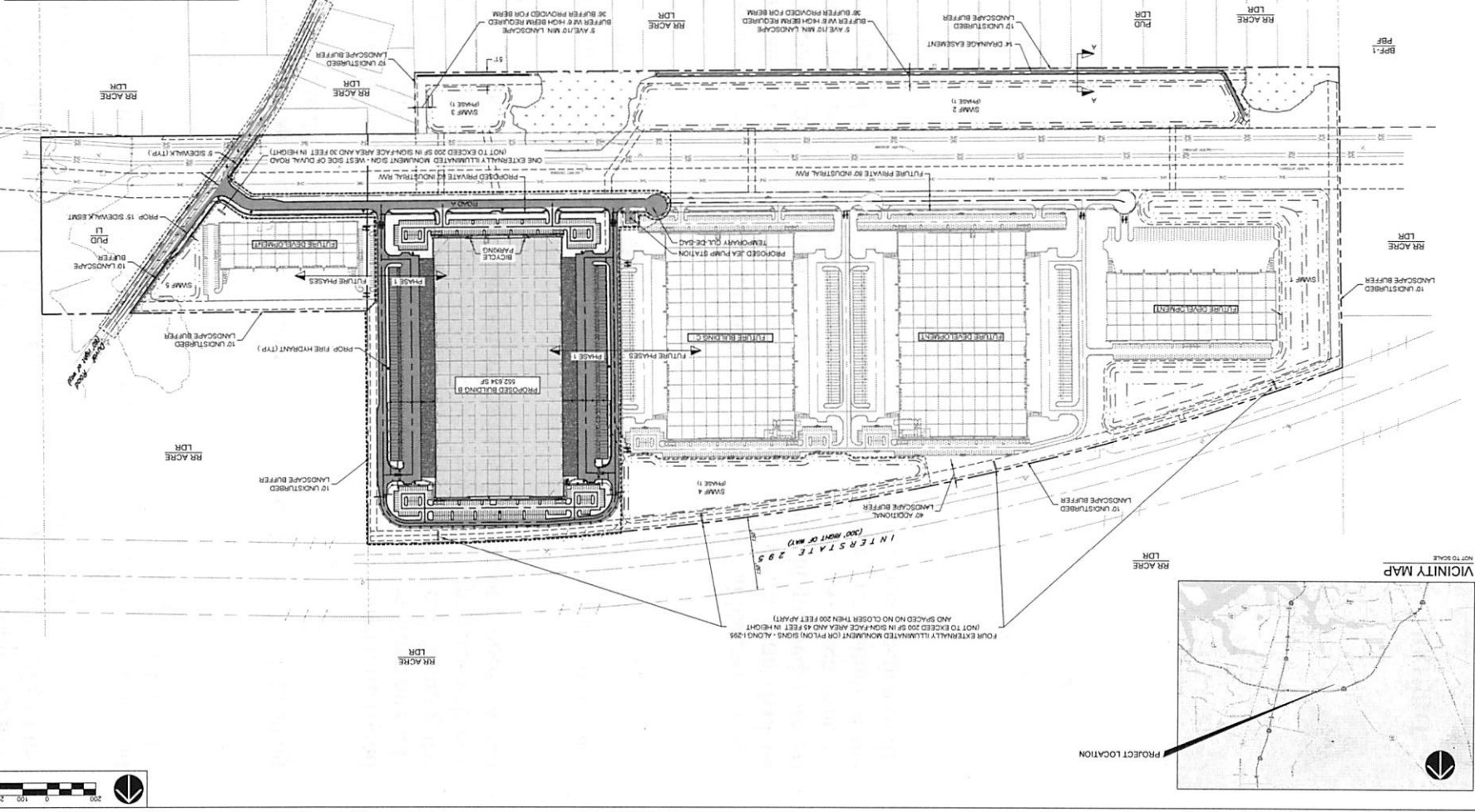


BUILDING B (PHASE 1)	
BUILDING SF	TOTAL
	55.64 SF
	44.21 SF
OFFICE SPACE (3 SPIN 000 SF OF OFFICE SPACE)	508.43 SF
INDUSTRIAL SPACE (1 SPIN 500 SF OF INDUSTRIAL SPACE)	508.43 SF
REQUIRED	PROVIDED
PARKING	
TRUCK STORAGE	118
PARKING STALLS	380
TRUCK STALLS	8
TOTAL STALLS	388
BIKE PARKING	20

SITE DATA TABLE	
RE	01939 003 01940 000
USE	LIGHT INDUSTRIAL
NUMBER OF BUILDINGS	MULTIPLE
ZONING	PUD (2008-14-2)
LANDUSE	U
PHASES	MULTIPLE
MARK ALLOWED	45
FEAR FLOOD ZONE	
LOT DATA	
TOTAL (SQ)	TOTAL (TA)
168.58 AC	100.0%
1,039,661 SF	18.7%
2,021,257 SF	27.9%
BLDG LOT COVERAGE	

SITE DATA TABLE

OWNER: HO INDUSTRIAL PARTNERS LLC
 ADDRESS: 0 DUAL STREET, JACKSONVILLE, FL 32218
 DEVELOPER: NORTHPOINT DEVELOPMENT
 SURVEYOR: RM HOLLAND & ASSOCIATES, INC.
 RE: 01939 003 01940 000



ENGINEER'S LICENSE NO. 76544
 SHEET
 02.00

PUD VERIFICATION PLAN

DATE: 20180300
 PROJECT NO.: 118028 01
 DESIGNED BY: JY
 DRAWN BY: MB
 SCALE: AS NOTED

NO. DATE REVISION
 1 05/18/18 CONSULTING SUBMITTAL
 2 05/18/18 CONSULTING SUBMITTAL
 3 03/18/18 SWAMP RE SUBMITTAL
 4 03/01/18 SWAMP RE SUBMITTAL
 5 05/18/18 CONSULTING SUBMITTAL
 6 04/18/18 FIELD REVISION
 7 12/14/18 CONSULTING REVISION
 8 12/17/18 ICA REVISION
 9 04/18/18 FIELD REVISION
 10 04/18/18 SOIL REVISION
 11 06/08/18 HOWEEL REVISION
 12 05/01/18 TYPICAL REVISION
 13 12/08/18 FIELD REVISION
 14 12/08/18 FIELD REVISION

PARK 295 INDUSTRIAL



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