

## Imeson Park South PUD

### Written Description February 17, 2022

#### I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 108762-0000 and 108761-0500
- B. Current Land Use Designation: HI
- C. Proposed Land Use Designation: HI (no change)
- D. Current Zoning District: IL
- E. Proposed Zoning District: PUD

#### II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

JI IPS Land, LLC (the “Applicant”) proposes to rezone approximately 195.9 acres of property located on Heckscher Drive/Zoo Parkway to the west of Broward River, which is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the Planned Unit Development (“PUD”) zoning district is being sought to provide for the development of the Property with industrial uses, including, by way of example and not limitation, warehousing and distribution facilities, as shown on the PUD Conceptual Site Plan dated January 27, 2022 (the “Site Plan”). In particular, this PUD allows for the Property to be developed with a parking ratio that is consistent with the current marketplace for such industrial facilities, and meeting the demand for diverse users of such facilities. The proposed parking ratios are the same as the parking ratios applicable to the Imeson Park industrial development to the north of the Property, portions of which were developed by an affiliate of the Applicant, and which have operated successfully without parking issues. The PUD shall be developed in accordance with this PUD Written Description and the Site Plan, which is attached to this ordinance as **Exhibit “4”**; provided, however, the configuration of the development as depicted on the Site Plan is conceptual, and revisions to the Site Plan, including access points, internal circulation, buildings sizes and locations, stormwater ponds, and other features of the development and infrastructure, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

The Property lies within the Heavy Industrial (HI) land use category on the Future Land Use Map (FLUM) and within the Suburban Development Area of the Comprehensive Plan. Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	WD/WR	IW	Vacant, Industrial
East	LDR	RLD-100A	Vacant
North	HI	IL, IH	Vacant, Industrial
West	HI	IL	Vacant, Industrial

### III. DESCRIPTION OF PERMITTED USES

#### A. Maximum Intensities

Consistent with the operative provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing the HI land use designation.

#### B. PUD Conceptual Site Plan

The Site Plan shows the proposed PUD layout, including the access point, schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation and buildings sizes and locations, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

#### C. Permitted Uses

1. *Permitted uses and structures.* Those uses and structures permitted in the IL zoning district.
2. *Permissible uses by exception:* Those uses permissible by exception in the IL zoning district.
3. *Lot and yard requirements:* Those lot and yard requirements set forth by the IL zoning district.
4. *Maximum height of structure:* The maximum heights set forth by the IL zoning district.

#### D. Excavations, Lakes, Ponds

Excavations, lakes, and ponds, dug as a part of the development's stormwater retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, etc., may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

**E. Accessory Uses and Structures**

Accessory uses and structures are permitted in accordance with the applicable provisions of the Zoning Code.

**F. Height Limitations**

Building height shall be measured as set forth in Part 16 of the Zoning Code.

**IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**1. Recreation**

Recreation requirements are not applicable to the proposed development.

**2. Access**

Access will be provided as shown on the Site Plan via Zoo Parkway/Heckscher Drive. The location and design of the access points on Zoo Parkway/Heckscher Drive and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connection, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department.

**3. Signage**

Signage will be provided in accordance with Part 13 of the Zoning Code for property within the IL zoning district.

**4. Silviculture Uses May Continue.**

Silviculture operations are a permitted use in this PUD and may continue on the Property until build-out.

**5. Landscaping/Buffer**

Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations).

**6. Modifications**

Amendment to this approved PUD district or any portion thereof may be accomplished through an administrative modification, minor modification, or an application filed for rezoning as authorized by Section 656.341 of the Zoning Code.

**7. Parking**

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2021), except that off-street parking for industrial, wholesale, warehouse, storage and similar uses shall be provided at a ratio of one space per

5,000 square feet of gross floor area, with no limit or maximum number of off-street parking spaces. For all uses, parking standards shall be applied taking into consideration the entire use or development at issue. For individual parcels within the Property, which may be owned by separate owners in fee simple, required off-street parking may be provided “off-site” within the Property and may be shared with other uses/parcels, so long as all of the uses/parcels within the Property, in their entirety, provide sufficient off-street parking for all proposed uses therein.

**8. Sidewalks, Trails and Bikeways**

Sidewalks shall be provided as required in the 2030 Comprehensive Plan, if applicable.

**9. Impervious Surface**

The required impervious surface ratio applicable to this PUD shall be the ratio required for a property zoned IL (85%).

**10. Utilities**

Electric power, water and sewer will be provided by JEA.

**11. PUD Conceptual Site Plan**

The configuration of the development as depicted on the Site Plan is conceptual, and revisions to the Site Plan, including access points, internal circulation, buildings sizes and locations, stormwater ponds, and other features of the development and infrastructure, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

**V. PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on January 27, 2022.

**VI. JUSTIFICATION FOR THE PUD REZONING.**

As described above, this PUD is being requested to permit the development of an industrial development with a common scheme of development. The PUD allows for specific parking requirements to allow for optimal development given current parking demands for industrial uses.

**VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF THE ZONING CODE**

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Description and the Site Plan, to the extent set forth herein; it provides for site-specific access requirements; and it allows for reduced parking requirements. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

<b>Element</b>	<b>Zoning Code</b>	<b>Proposed PUD</b>	<b>Reasoning</b>
<b>Parking</b>	Section 656.404(g): One space per 2,000 square feet of gross floor area. However, the parking ratios for the Off-Street Parking Overlay, under Section 656.361.16 shall be calculated based upon one space for each 5,000 square feet of gross floor area, or one per employee on the peak shift, whichever is greater.	Off street parking will be provided in accordance with Part 6 of the City’s Zoning Code (Off-street Parking and Loading Regulations) (2021), except that parking for industrial, wholesale, warehouse, storage and similar uses shall be provided at a ratio of one space per 5,000 square feet of gross floor area, with no maximum number of off-street parking spaces.	To allow for optimal parking consistent with other developments in the area and the current market demand for industrial uses.

**VIII. Names of Development Team**

Developer: JI IPS Land, LLC

Planner/Engineer: ETM

Architects: N/A

**IX. Land Use Table**

A Land Use Table is attached hereto as Exhibit “F.”

**X. PUD REVIEW CRITERIA**

**1. Consistency With the Comprehensive Plan:**

The PUD will be developed consistent with the HI land use category of the 2030 Comprehensive Plan. The proposed development is consistent with the following objectives and policies of the 2030 Comprehensive Plan: Future Land Use Element Objective 1.2 and Policies 1.1.1, 1.1.9, 1.1.12, and 3.2.29.

**2. Consistency with the Concurrency Management System:**

The PUD will comply with the Concurrency and Mobility Management System

**3. Allocation of Residential Land Use:**

The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

**4. Internal Compatibility:**

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

**5. External Compatibility/Intensity of Development:**

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

**6. Maintenance of Common Areas and Infrastructure:**

All common areas and infrastructure, excluding roadways dedicated to the City of Jacksonville, if any, will be maintained by the owner, maintenance company and/or one or more owners' association(s).

**7. Usable Open spaces, Plazas, Recreation Areas:**

Not applicable.

**8. Impact on Wetlands:**

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

**9. Off-Street Parking Including Loading and Unloading Areas:**

The PUD provides adequate off-street parking.

**10. Sidewalks, Trails, and Bikeways:**

The PUD provides for compliance with the subdivision regulations and 2030 Comprehensive Plan with regards to sidewalks.