

**WRITTEN DESCRIPTION
For
LEM TURNER INDUSTRIAL PUD
July 19, 2022**

I. PROJECT DESCRIPTION

A. The applicant proposes to rezone approximately 43.3 acres within the northeast quadrant of the Interstate 295 (I-295) and Lem Turner Road interchange from Planned Unit Development (“PUD”) to Planned Unit Development (“PUD”) to accommodate newly proposed warehouse/industrial uses. The subject parcel is a portion of the property that was rezoned from CCG-1 to PUD in 2006 (PUD 2006-493-E). The property is more particularly described by the legal description attached hereto as Exhibit “1” (“the Property”). The residential portion of the original 2006 PUD will be reviewed under a separate PUD rezoning (Z-4022) to allow for the multi-family residential use on a separate parcel.

As described below, the PUD zoning district is being sought to provide for warehouse/industrial uses as generally permitted in Section 656.321 of the City of Jacksonville’s Zoning Code (IBP zoning district).

The proposed project will include warehouse development with ample parking for employees, fleet vehicles, and truck loading areas to service the Jacksonville area. This large vacant portion of the property is ideal for a warehouse/industrial use considering the close proximity to I-295 (a major arterial).

In addition to the requested rezoning from PUD to PUD, this project also includes a companion land use amendment from Community General Commercial (CGC) to Business Park (BP).

Surrounding land use designations, zoning districts and existing uses are as follows:

| | <u>Land Use</u> | <u>Zoning</u> | <u>Use</u> |
|-------|-----------------|-----------------|---------------------|
| South | CGC, MDR | PBF-1, RR-Acre | Commercial |
| East | LDR | RR-Acre | Vacant, Retention |
| North | MDR, NC | PUD | Vacant, Residential |
| West | BP, NC, MDR | IBP, PUD, RMD-A | Residential |

Project Team

| Owner | Engineer | Planning Team |
|---|---|---|
| Lem Turner Jacksonville Ltd. 700 Island Landing Drive Saint Augustine, FL 32095 | Kimley-Horn & Associates, Inc. 12740 Gran Bay Pkwy W, Ste 2350 Jacksonville, FL 32258 | Kimley-Horn & Associates, Inc. 12740 Gran Bay Pkwy W, Ste 2350 Jacksonville, FL 32258 |

- B. Current Land Use Category: Community General Commercial (CGC)
- C. Requested Land Use Category: Business Park (BP)
- D. Current Zoning District: Planned Unit Development (PUD)
(PUD 2006-0493-E)
- E. Requested Zoning District: Planned Unit Development (PUD)
- F. Real Estate Number(s): Portion of 019521-0020

II. QUANTITATIVE DATA

- A. Total Acreage: Approximately 43.3 acres
- B. Total number of dwelling units: N/A
- C. Total amount of non-residential floor area: Maximum 500,000 SF
- D. Total amount of recreation/open space: N/A
- E. Total amount of land coverage of all buildings and structures: Maximum 65%
- F. Total amount of impervious surface ratio: Maximum 85%
- G. Phase schedule of construction (include initiation dates and completion dates): Construction will commence within five (5) years and be completed within ten (10) years of the approval of this PUD.

III. STATEMENTS

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

The Proposed PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. The proposed PUD differs from the usual application of the Zoning Code in that it binds the Applicant and successors to the PUD Written Description and Site Plan and eliminates the maximum parking requirement for off-street parking, the 55-foot tree radius requirement, and adds additional signage as described below.

- This PUD requests two additional residential signs to be located within this proposed PUD in addition to the permitted signs allowed for industrial zoning districts. The original 2006 PUD allowed three (3) monument or pole master identity signs for all uses (residential and commercial) within the PUD boundaries. This new PUD requests the ability for the adjacent new residential PUD signage to be located along the I-295 and Lem Turner Road frontage in addition to the permitted signage for the industrial uses in this proposed PUD. The residential and industrial signage will adhere to the distance requirements in Sec.656.1303(c)(3)(i).
- This PUD requests to eliminate the maximum off-street parking requirement as stated in 656.604, “maximum number of off-street parking spaces permitted for any use shall be the minimum required plus 20 percent of the required spaces for parking lots with less than 100 spaces, or ten percent of the required spaces for parking lots with more than 100 spaces.” The proposed project includes warehouse facilities which will be used to store goods temporarily until they are loaded onto other vehicles for distribution. The removal of the maximum off-street parking requirement will not have a negative impact on the surrounding area and, in fact, will be consistent with many similar warehouse uses to the southeast and southwest.
- The third waiver request is from Section 656.1214(c)(2) which states, “Not less than one tree for every 4,000 square feet, or fraction thereof, of the VUA. At least 50 percent of the trees shall be shade trees. Trees shall be distributed so that all portions of the VUA are within a 55-foot radius of any tree.” The employee parking sections, as depicted on the proposed site plan, will meet this requirement, however, the fleet parking areas will not. The strict application of the Section will limit the functionality of the property, which will be closed to the general public and only used for fleet parking in conjunction with the principal warehouse use. As further stipulated in Section 656.1214(e) of the Code, all trees that would normally be required within the interior of this area will be relocated to the perimeter of the site.

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.

All facilities on this site will be privately owned, operated and managed.

IV. USES AND RESTRICTIONS

A. Permitted Uses and Permissible Uses by Exception:

All permissible uses and uses by exception shall be consistent with Sections 656.321.A.1 of the City of Jacksonville’s Zoning Code (Industrial Business Park (IBP) Zoning District).

Permitted Uses:

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

The uses allowed within the IBP zoning district will be compatible to the surrounding area which is composed of a mix of commercial and industrial zoning districts such as IBP and CN (PUD) and retail uses such as Wal-Mart and Home Depot to the south.

B. Permitted Accessory Uses and Structures:

Permitted accessory uses and structures shall be consistent with Section 656.321.A.1(b) of the City of Jacksonville's Zoning Code.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum width and area.
 - a. Width—100 feet.
 - b. Area—10,000 square feet.
2. Maximum lot coverage by all buildings and structures.
 - a. 65 %
3. Minimum yard requirements (building setbacks)
 - a. Front—20 feet
 - b. Side—10 feet
 - c. Rear—10 feet
4. Maximum height of structures
 - a. 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.

B. Ingress, Egress and Circulation:

1. Parking Requirements.

The vehicle parking requirement shall be consistent with Part 6 of the Zoning Code excluding the maximum parking standard found in Section 656.604.

2. Vehicular Access.

a. Vehicular access to the Property shall be by way of Lem Turner Road and Percy Road as generally depicted on the PUD Site Plan. Additional vehicular accesses may be added to the site in the future. These future access locations shall be reviewed and approved through an administrative modification by the Planning and Development Department.

b. If ownership or occupancy of the Property is subdivided among more than one person or entity, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels within the subject Property.

3. Pedestrian Access.

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan. The internal sidewalks throughout the site will connect with the external sidewalk system for pedestrian access to surrounding areas.

C. Signs:

“Offsite” signs may be allowed specifically for the adjacent multi-family development within this same parcel (RE# 019521-0020). This is necessary because the multi-family portion of this parcel had these sign rights in the previous 2006 PUD and will not have road frontage along Lem Turner Road or I-295. The residential signage is proposed more specifically as one double-faced or two single-faced illuminated pole parcel identification sign(s), not to exceed one hundred (100) square feet in area per sign face and a maximum fifty (50) feet in height to the top of the sign face, on the I-295 and Lem Turner Road frontage. The residential signage is permitted in addition to the allowable industrial zoning district signage per Chapter 656, Part 13 of the City of Jacksonville’s Zoning Code; more specifically 656.1303(d).

All other sign design criteria and distances shall comply with Chapter 656, Part 13 of the City of Jacksonville’s Zoning Code; more specifically 656.1303(d).

D. Landscaping:

The Property shall be developed in accordance with Part 12 (Landscape Regulations) of the Zoning Code, except for the internal tree requirement in any “fleet parking area”. The fleet parking areas will be exempt from Section 656.1214(c)(2). The non-residential portion of the property shall provide an uncomplimentary buffer, consistent with Section 656.1216 LDC, from the multi-family residential portion along the adjacent boundary lines.

E. Recreation and Open Space:

The project does not include residential uses. As such, recreational area is not required. However, per Chapter 656 requirements for maximum impervious surface ratio, there will be a minimum of 15% of open space provided within the PUD.

F. Utilities:

Water, Sanitary Sewer and Electric will all be provided by JEA.

G. Wetlands:

The project will follow the requirements of the St. Johns River Water Management District's wetland permitting process and requirements.

H. Stormwater:

The project will follow the requirements of the St. Johns River Water Management District's permitting process and requirements.

VI. DEVELOPMENT PLAN APPROVAL

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

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding community.

A. Is more efficient than would be possible through strict application of the Zoning Code;

The existing commercial PUD does not allow for the warehouse/industrial development of the subject parcel. Because of the distribution nature of the user, it is more efficient to rezone the parcel to PUD, thereby providing appropriate and compatible design standards.

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

The proposed PUD and companion land use amendment to Business Park (BP) will enable this parcel to be more compatible to the surrounding land uses and more suitable for development than the existing CGC land use category. It will provide an additional employment base to this part of north Jacksonville, which is known as a "Power Center" in previous vision plans. In addition, the proposed project will provide a reduction in potential trip generation compared to what was previously approved in the 2006 PUD.

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

The proposed PUD rezoning and companion land use amendment will promote the City of Jacksonville's 2030 Comprehensive Plan by meeting the following objectives and policies:

FLUE Policy 1.1.10:

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

The proposed development will meet this policy by acting as a transition between the heavy commercial uses to the south and the medium density and rural residential areas/uses to the north and northeast. The proposed PUD and BP land use category will also prevent the subject parcel from heavy commercial development (currently allowed) which would introduce a greater burden on the nearby intersections.

FLUE Policy 1.1.12:

Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

The proposed PUD will meet the intent of this policy by providing necessary warehouse/industrial uses along a major commercial node on I-295 as well as act as a buffer for the proposed residential portion of the property from the major collector, Lem Turner Road.

FLUE Policy 1.1.18:

Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

The infill nature of this development located next to an existing arterial meets the intent of this policy.

FLUE Policy 1.1.22:

Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

The proposed infill development project promotes a compact land use pattern by utilizing a parcel of land adjacent to several planned development areas thereby decreasing urban sprawl. The project will utilize existing infrastructure which ensures an efficient urban service delivery system.

FLUE Policy 1.1.24

The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.

The subject parcel is proposed to be developed as a warehouse use in the North Jacksonville Planning District (District 6). Therefore, this policy is met.

FLUE Policy 1.1.25:

The City will encourage the use of such smart growth practices as:

- i. Interconnectivity of transportation modes and recreation and open space areas;
- ii. A range of densities and types of residential developments;
- iii. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
- iv. Use of the Development Areas;
- v. Revitalization of older areas and the downtown, and
- vi. Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.

This project is located along Lem Turner Road in a highly sought-after area of the City. Developing warehouse uses along this commercial corridor helps reduce generated trips and suburban sprawl. The project helps to promote the gradual land use transition from commercial to the south and the medium and low-density residential uses to the north and east. Therefore, this development will meet the intent of this policy.

FLUE Objective 2.10:

Apply urban development characteristics as defined in this element to suburban mixed-use development projects as a means of promoting the development of complementary uses that include cultural, recreational, and integrated commercial and residential components, in order to reduce the negative impacts of urban sprawl.

As this project meets the definition of infill development, it will reduce the potential negative impact of urban sprawl.

Transportation Element Policy 2.3.4:

New development sites shall be required, wherever possible, to share existing access points.

The project meets this policy by sharing the access to Lem Turner Road and Percy Road with the adjacent multi-family residential parcel.

Transportation Element Policy 2.3.9:

The City shall encourage, through the development review process, the interconnections of land uses that reduce the need for external trip generation and encourage alternative methods of movement.

This infill project will meet this policy by providing development which reduces trip generation compared to the previously approved commercial/retail development. In addition, this project provides a large number of warehouse job opportunities in close proximity to a major arterial in I-295.

- D. The project will have internal and external compatibility.

All proposed uses within the PUD will be compatible internally and externally. The proposed site plan includes internal vehicle connectivity throughout the project site. In addition, it provides full access to Percy Road and Lem Turner Road thereby providing external access and compatibility.

EXHIBIT F

PUD Name Lem Turner Industrial

Land Use Table

| | | | |
|--|--------------------|---------|-------------|
| Total gross acreage | 43.3 | Acres | 100 % |
| Amount of each different land use by acreage | | | |
| Single family | | Acres | |
| Total number of dwelling units | | D.U. | |
| Multiple family | | Acres | |
| Total number of dwelling units | | D.U. | |
| Commercial | | Acres | |
| Industrial | 11.47 | Acres | |
| Other land use | | Acres | |
| Active recreation and/or open space | | Acres | |
| Passive open space | | Acres | |
| Public and private right-of-way | | Acres | |
| Maximum coverage of buildings and structures | 1,225,996.2 | Sq. Ft. | 65 % |