

EXHIBIT 3

WRITTEN DESCRIPTION
Beaver Street Business Park
PUD
May 16, 2023

I. PROJECT DESCRIPTION

The fee simple owners of the real property identified in the attached Exhibit A, a portion of RE# 001735- 0060 the (“Property”), which contains approximately 16.72 acres and currently designated Community General Commercial (CGC) and zoned Community Commercial General -1 (CCG-1). The landowner is seeking a rezoning to Planned Unit Development (PUD). The new designation will permit the property to be developed with warehouses, offering office space and indoor storage for low intensity industrial uses and contractors’ offices. The parcel fronts along Beaver Street West, designated as a Principal Arterial Roadway, and Otis Road, a Collector Roadway.

The 2045 Comprehensive Plan identifies this parcel as being in the Suburban area of the city and immediately adjacent to the Industrial Sanctuary Area, as depicted on the Industrial Preservation Map. Adjoining parcels to the west are also designated CGC/CCG-1 and are vacant. Lands lying to the north are designated for agricultural purposes and are zoned accordingly. Properties to the east, across Otis Road are also CGC/CCG-1 and vacant at this time. Finally, parcels to the south, across Beaver Street, are designated Recreation Open Space (ROS) and zoned Public Buildings and Facilities-1 (PBF-1). Specifically, the area designated ROS/PBF-1 is not owned by the City or State of Florida as would be typical for such designations. They are owned by CSX Transportation and utilized as an active railway for the CSX Corporation. Further, they are depicted as being within the Industrial Sanctuary as defined by the 2045 Comprehensive Plan.

The subject parcel is sparsely populated with vegetation and appears to be generally level with no remarkable features and no variation in elevation. The landowner has obtained a Greenbelt status for timber operations over the majority of the property but does currently live on the same. Upon approval of this PUD, the owners would convey the property to a developer for the project outlined herein.

The PUD will permit the development of up to 230,000 square feet of enclosed flex space/ warehouse, as well as all required parking and necessary pond areas as depicted on the Site Plan, (Exhibit E) dated October 13, 2022. The primary use of the property will be commercial warehouse and storage uses (flex space/ contractor’s offices and material storage). The developer would propose to orient the buildings inward, providing a secure facility and reducing noise associated with operations occurring inside the development. In this manner the buildings act to buffer surrounding lands, reducing noise and sightlines from the development.

The PUD does differ from the conventional zoning district, permitting considerably fewer uses and significantly reducing the allowable lot development parameters. Further, the developer feels that the PUD would be a better vehicle to permit the uses, as a binding site plan and written description offer greater clarity for the community. All other provisions of the district and Zoning Code will be applicable.

The applicant has utilized the professional services of Mr. Michael Herzberg as well as Mr. James Quina, P.E., in preparing this PUD request. No other professionals have yet been engaged.

It is appropriate to utilize such zoning tools to maintain the usable nature of the commercially designated property, while reducing the viewshed into such uses along such commercial thoroughfares. The implementation of this PUD would further the goals, objectives, and policies of the plan.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as a Commercial Office Park development. The property will be developed in consonance with the goals and objectives of the CGC Land Use Category of the City of Jacksonville 2045 Comprehensive Plan Future Land Use Element. It is the intent of the owner to commence the construction of the improvements immediately after zoning approval. Further, all future maintenance and operations will be the sole responsibility of the landowner, in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD.

II. USES AND RESTRICTIONS

The Property may be further divided or developed as depicted on the attached site plan (Exhibit E) dated October 13, 2022 (the "Site Plan,") which is incorporated herein by this reference.

A. Permitted Uses:

- (1) Professional and business offices, buildings trades contractors with outside storage and similar uses.
- (2) Commercial retail sales and service establishments.
- (3) Linen supply, freight movers, business machine services, sign companies and similar uses
- (4) Vocational, trade or business schools and similar uses.
- (5) Warehousing, wholesaling, storage, distribution and similar uses, and light manufacturing, processing, packaging, fabrication, assembling of components, printing, and similar uses.
- (6) Manufacturer's agents and display rooms, permitting assembly of components and light manufacturing when in conjunction with a retail sales or service provided.

- (7) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
 - (8) Service and repair of general appliances and small engines
 - (9) Mobile Car Detailing Services
 - (10) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
 - (11) Animal hospitals, veterinary clinics, animal boarding places, dog parks.
 - (12) Fitness centers.
 - (13) Retail outlets in conjunction with wholesaling establishments if the area designated for such sales does not exceed more than ten percent of the floor area of the building of which it is a part.
- (B) *Permitted accessory uses.* See [Section 656.403](#).

III. DEVELOPMENT STANDARDS

A. *Dimensional Standards.*

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – minimum of 10,000 square feet

Lot Width – minimum of 100 feet

Yards –

Front: 20 feet

Side: 10 feet

Rear – 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 45 %
3. *Maximum height of structures:* Thirty-five (35) feet.

B. *Ingress, Egress and Circulation.*

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan.

C. *Signs.*

1. The number, location size and height of signage to be located on the property shall be as follows:

Two double faced monument signs, both not to exceed (75) seventy-five square

feet in area and (20) twenty feet in height may be permitted along Beaver Street and One double faced monument sign not to exceed (50) fifty feet along Otis Road, being not more than (15 feet in height).

Illumination: internal or indirect lighting will be permitted as appropriate.

D. *Site Design and Landscaping.*

1. Loading facilities will be located at the front or indoor areas to promote screening to the north.
2. Off-street parking shall be exempt from the requirements of Part 12 Landscaping Requirements. In lieu of the terminal islands, and in effort to promote the circulation of trailers and similar equipment the applicant is proposing to relocate all other required landscape materials to the perimeters of the property (east, west and south property boundaries) and within the Perimeter Buffers adjacent to Beaver Street West and Otis Road.
3. Lighting associated with any use of this PUD will be of a design that does not permit trespass lighting onto adjacent properties. More specifically, sag lenses, drop lenses and convex lenses are prohibited. Furthermore, all lighting poles will not exceed 20 feet and will utilize metal halide, compact fluorescent, or LED bulbs with cutoffs as appropriate.

E. *Building Orientation*

1. The buildings will be oriented inward, away from the adjacent roadways, as depicted on the attached site plan (Exhibit E) dated October 13, 2022, the "Site Plan,")

F. *Parking*

1. Parking spaces will be permitted as depicted on the Site Plan and meet the requirements of Part 6, Zoning Code, noting the exemption from interior islands of Part 12, relating to the same.

**IV. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT
CLASSIFICATION FOR THIS PROJECT**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations. The proposed rezoning is a reasonable manner by which to permit the development of commercial flex space-related uses. It is readily apparent that the existing, intensively designated, commercial properties along Beaver Street West, and the lack of any residential

development in the area make this a highly usable location for such uses. Finally, the proposed PUD would promote the use of this vacant parcel and act to support future development that is to occur to the north and west.

This PUD is designed to protect the usable nature of the property while promoting numerous Goals, Objectives, and Policies of the 2045 Comprehensive Plan.

This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which are broad based and cannot be subject to generalized site plans;

Represents an appropriate intensity for commercial uses located along Beaver Street West New Kings Road and existing near and within the Industrial Sanctuary. The PUD offers a combination of possible uses, properly designed to promote a commercial center along a strategic industrial corridor, while limiting the intensity of the development to promote a desirable development pattern.;

Will promote the purposes of the 2045 Comprehensive Plan, including the following:

1. FLUE Objective 1.1
2. FLUE Objective 3.2
3. FLUE Policy 3.2.2
4. FLUE Policy 3.2.12

V. SUCCESSORS IN TITLE

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is designated CGC according to the City's Future Land Use Map Series of the City's 2045 Comprehensive Plan. The uses and amounts (intensity) proposed in the PUD would be consistent with this designation as well as the needed and established uses in the vicinity.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/ Mobility System.

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- C. *Allocation of Residential Land Use.* No residential use is intended for this PUD.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is currently available from Beaver Street West. Using the PUD, the only access will be from this roadway. Any driveway(s) will necessitate the review and approval of the City of Jacksonville.
- E. *External Compatibility/Intensity of Development.* The PUD significantly reduces the otherwise allowable uses of the CCG- Zoning Districts, as well as the allowable height and lot provisions. All uses listed herein are lower traffic generators and act to support the area. The surrounding properties are predominantly city owned and operated by either the JEA or the City.
- F. The development will be appropriately screened from adjacent properties and structures will be oriented in a manner that will act to protect the viable nature of the properties to the north and west. The uses are consistent with the character of the area along Beaver Street West.
- G. *Recreation/Open Space.* The PUD will not include recreational uses.
- H. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state, and federal requirements.
- I. *Listed Species Regulations.* Not Applicable.
- I. *Off-Street Parking & Loading Requirements.* Parking areas will be provided for all uses as per Part 6, Zoning Code and loading/ unloading will be accommodated internally.
- J. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2045 Comprehensive Plan.
- K. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- L. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.

EXHIBIT F

PUD Name **Beaver Street Flex Space**

Land Use Table

Total gross acreage	16 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	16 Acres	 %
Industrial	 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	230,000 Sq. Ft.	35 %