

PUD WRITTEN DESCRIPTION
Greenland Ridge PUD
November 3, 2024

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 10.6 acres of property to allow for industrial uses on the property located at 6810, 6820, and 0 Greenland Ridge Lane N. and 0 Greenland Road (RE#s 167829 0030, 167829 0000, 167829 0046, and 167829 0040, and portions of 167828 1010, and 167859 0500) as more particularly described in Exhibit 1 (the “Property”) and depicted in the conceptual site plan attached as Exhibit 4 (the “Site Plan”). The Property is located within the LDR land use category, the Suburban Development Area, and is zoned RR-Acre and RLD-90.

The Property is located within an Industrial Area of Situational Compatibility (“ITAC”) that spans approximately eight hundred ninety (890) acres south of I-295 and staggers the east and west side of Philips Highway. The ITAC on the east side of Philips Highway consists of approximately six hundred thirteen (613) acres, of which approximately four hundred eighty-five (485) acres are currently entitled and used for industrial operations. The Property is surrounded on the west and south by Light Industrial entitlements. Furthermore, another forty-seven (47) acres within the residentially zoned properties within the ITAC are owned by a civil construction company and based on aerial mapping, another parcel is already used as outdoor storage of trailers. Consistent with the overall industrial development in the area, this PUD seeks to permit light industrial uses.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	LDR	RLD-90/RR-Acre	Undeveloped/I-295
East	LDR	RR-Acre	Residential
South	LI	IL	Warehouse/Prefab
West	LI	IL/IBP	Lumber Yard/Mill/ Light Manufacturing

- B. Project name: Greenland Ridge PUD.
- C. Project engineer: Wallis Engineering, Inc.
- D. Project developer: Industrial Net Asset Capital LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: LDR.

- G. Current zoning district: RR-Acre and RLD-90.
- H. Requested land use designation: LI.
- I. Requested zoning district: PUD.
- J. Real estate numbers: 167829 0030, 167829 0000, 167829 0046, 167829 0040, 167828 1010, and 167859 0500.

II. QUANTITATIVE DATA

- A. Total acreage: 10.6 acres.
- B. Total amount of nonresidential square feet: 10.6 acres.
- C. Proposed truck and trailer spaces: Sixty (60), with no maximum.

III. STATEMENTS

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

This PUD generally adopts the IL zoning district provisions but requires a thirty (30) foot yard and buffer along the northern boundary and a thirty (30) foot yard and a one hundred thirty (130) foot buffer along the eastern boundary. The eastern buffer shall be comprised of thirty (30) feet of landscaping and the remaining one hundred (100) feet of buffer may consist of passive recreation, underground utilities, stormwater retention, landscaping, visual screening, wetlands and other conservation lands. The required buffers are enhanced by precluding off-street parking spaces and parking garages, which would otherwise be permitted under the ITAC zoning overlay.

- B. Explanation for proposed deviations or waivers.

The PUD requires a thirty (30) foot yard and buffer along the northern boundary to ensure compatibility. The eastern boundary buffer is reduced twenty (20) feet from the standard ITAC overlay buffer but is enhanced by (i) requiring twenty (20) additional feet of landscaping than what would typically be required under code and (ii) precluding parking spaces and garages within the entire buffer. These two enhancements make the buffer stronger and ensure consistency and compatibility with the eastern abutting residential parcel.

- C. 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.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
2. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
3. Printing, publishing or similar establishments.
4. Business and professional offices.
5. Service establishments catering to commerce and industry, including linen supply, laundry and dry cleaning plants, freight movers, communications services, business machine services, hiring and union halls, employment agencies, sign companies.
6. Restaurants, (regulated by DBPR - Division of Hotels and Restaurants) including retail sale and service of beer and wine for consumption on premises.
7. Automobile service stations, major repair garages, mobile car detailing, auto laundry, and automated car wash meeting the performance standards and development criteria set forth in Part 4.
8. Vocational, technical, trade or industrial schools and similar uses.
9. Medical clinics.
10. Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, truck stops, express offices and terminal facilities and telephone exchanges, repair or installation facilities and similar uses.
11. Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
12. Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4.
13. Bulk storage yards, (but not concrete batch mixing plants) including bulk storage of flammable liquids and acids if storage not within a completely enclosed building

or structure is visually screened by a six-foot fence or wall not less than 95 percent opaque.

14. Building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.
15. Outdoor storage yards and lots including truck, trailer, and auto storage yards (but not scrap processing yards or concrete batch mixing plants) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque.
16. Retail outlets in conjunction with wholesaling establishments if the area designated for retail sales does not exceed ten percent of the gross floor area of the building of which it is a part.
17. Banks, including drive-thru tellers.
18. Recycling facilities meeting the performance standards and development criteria set forth in Part 4.
19. Retail sales of heavy machinery, farm equipment and building materials including outside display.
20. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
21. Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

1. An industrial or commercial use which is not otherwise permitted or permissible in this Zoning Code, except the following:
 - a. Acid, chemical, fertilizer or insecticide manufacture or storage.
 - b. Explosives manufacturing or storage.
 - c. Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.
 - d. Paper and pulp manufacture.
 - e. Petroleum refining.

- f. Stockyards or feeding pens and livestock auctions.
 - g. A use which is potentially dangerous, noxious or offensive to neighboring uses or the public in general by reason of smoke, odor, noise, flare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter or radiation.
2. Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.
 3. Care centers meeting the performance standards and development criteria set forth in Part 4.
 4. Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
 5. Retail sales and service of all alcoholic beverages for either off-premises consumption or on-premises consumption or both.
 6. Retail sales including outside display.
 7. Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.
 8. Indoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, or game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
 9. Manual car wash.
 10. Fitness centers.
- C. Permitted Accessory Uses and Structures:
1. As permitted in Section 656.403.
 2. Residential facilities (including not more than one mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.
- D. Limitations on Uses:

1. All permitted uses or uses permissible by exception, other than outside storage, shall be conducted within an enclosed building.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot width and area: None, except as otherwise required for certain uses.
2. Maximum lot coverage by all buildings. None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.
3. Minimum yard requirements.
 - a. Front – Thirty (30) feet.
 - b. Side (east) – Thirty (30) feet, so long as the eastern abutting property, 6860 Greenland Ridge Lane North (RE# 167829 0045), has residential land use and zoning. If at such time the parcel no longer has residential entitlements, the minimum required yard is zero (0) feet consistent with the IL zoning district.
 - c. Side (west) – Zero (0) feet.
 - d. Rear – Zero (0) feet.
4. Maximum height of structures:
 - a. No maximum height.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking shall be provided according to Part 6 of the Zoning Code or the applicable ITE standard determined pursuant to the most recent edition of the ITE manual at the time of permitting submittal.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of Greenland Ridge Lane North, substantially as shown on the Site Plan. Abutting private right-of-way is included in this PUD application to ensure uniform entitlements from the public right-of-way to the Property. Improvements to both public and private portions of Greenland Ridge Lane North are intended to facilitate safe ingress and egress to the Property.
3. *Pedestrian Access.* As required by City regulations.

- C. Signs: Signs for this development shall be consistent with the requirements for the IL zoning district as set forth in Part 13 of the Zoning Code.
- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; subject to the following modifications:
1. A minimum thirty (30) foot buffer shall be provided along the northern boundary. This buffer may consist of passive recreation, underground utilities, stormwater retention, landscaping, visual screening, wetlands and other conservation lands.
 2. A minimum one hundred thirty (130) foot buffer shall be provided along the eastern boundary. The buffer shall be comprised of thirty (30) feet of landscaping along the shared boundary with the abutting eastern property as depicted in the Site Plan. The landscaping may be composed of trees (including existing tree canopy), bushes, grass, mulch, and other natural materials. The remaining one hundred (100) feet of buffer may consist of passive recreation, underground utilities, stormwater retention, landscaping, visual screening, wetlands and other conservation lands.
 3. Private or public right-of-way are deemed to satisfy the buffer distance requirements. The required buffers may be utilized to satisfy yard requirements. Required fencing may be provided anywhere within a buffer. If at such time the adjacent parcels no longer have residential entitlements, there shall not be a minimum required buffer along those boundaries.
- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
- F. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Development shall occur consistent with the adopted level of service standards for potable water and sanitary sewer in the Comprehensive Plan. Temporary potable services (e.g., well and septic) may be utilized at the discretion of the Property owner until such time that centralized water and sanitary sewer is required by applicable regulations to service proposed development.
- G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. Modifications: The Site Plan is conceptual in nature and subject to change. Changes to the location and configuration of stormwater facilities and other infrastructure, open space, and wetlands are allowed without a modification to the PUD and Site Plan. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code or as set forth herein.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

Future Land Use Element

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. Objective 1.1 - Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
3. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
4. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
 - a. Potential for the development of blighting or other negative influences on abutting properties
 - b. Traffic Impacts
 - c. Site Access
 - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties

- e. Configuration and orientation of the property
 - f. Natural or man-made buffers and boundaries
 - g. Height of development
 - h. Bulk and scale of development
 - i. Building orientation
 - j. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food
5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
- a. Creation of complementary uses;
 - b. Enhancement of transportation connections;
 - c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. 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.
7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
8. Policy 1.2.8 - 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.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

- a. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity

service via a facility within a right-of-way or easement which abuts the property.

- b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
- c. Subdivision (non-residential and residential) where:
 - i. The collection system of a regional utility company is greater than $\frac{1}{4}$ mile from the proposed subdivision.
 - ii. Each lot is a minimum of $\frac{1}{2}$ acre unsubmerged property.
 - iii. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five-year period.

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.

10. Objective 3.2 - Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

11. Policy 3.2.11 - The City shall support the location of intense commercial and industrial uses in areas already subject to excessive noise levels and surrounded by land uses that are compatible with such intense uses, subject to a case-by-case review for appropriateness. The Land Development Regulations shall include standards to buffer these intense commercial and industrial uses from adjacent residential or retail commercial development. Uses located within the airport noise/accident zones and other restricted use areas shall be guided by the provisions in the Land Development Regulations for such areas.

12. Policy 3.2.22 - The area shown on the Industrial Preservation Map as "Industrial Sanctuary" or "Areas of Situational Compatibility" are presumed to be appropriate for land use map amendments to industrial categories, subject to a case-by-case review of consistency with State and regional plans and the Comprehensive Plan.

13. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.

B. Consistency with the Concurrency Management System. All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.

- C. **Allocation of residential land use.** This PUD does not permit residential uses other than 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.

- D. **Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Greenland Ridge Lane North. Public and private right-of-way improvements are proposed to ensure safe access to the Property.

- E. **External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The Property abuts industrial development along the western and southern boundaries. The Property is also located within an eight hundred ninety (890) acre ITAC, where an overwhelming majority of the area is utilized for industrial purposes. The companion land use amendment and this PUD are consistent with the trend of industrial development within the area.

- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit E.

- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.

- I. **Off-Street parking including loading and unloading areas.** This PUD requires parking to be provided according to Part 6 of the Zoning Code or the applicable ITE standard determined pursuant to the most recent edition of the ITE manual at the time of permitting submittal.

- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.