

WOODLAND DRIVE PUD
Written Description
January 14, 2020

I. SUMMARY DESCRIPTION OF THE PROPERTY

Current Land Use Category: LI & CGC
 Current Zoning District: IL & PUD
 Requested Zoning District: PUD
 Real Estate Parcel Numbers: 107693-0005

II. SUMMARY AND PURPOSE OF THE PUD

The Applicant, BFC Property Holdings, Inc., proposes to rezone approximately ± 3.89 acres of property from Industrial Light (“IL”) and Planned Unit Development (“PUD”) to PUD. The property is located on Max Leggett Parkway at the southwest corner of Woodland Drive and Max Leggett Parkway and is more particularly described in the legal description attached as **Exhibit “1”** to this application (the “Property”). The Property is divided into Parcels A and B and will share access. The PUD zoning district is being requested in order to permit uses consistent with the IL zoning district on Parcel A and to permit development of an Auto Laundry and other uses (by minor modification) on Parcel B. A Conceptual Site Plan is attached at **Exhibit “4”** and a location map is attached at **Exhibit “2.”** As shown on the Conceptual Site Plan, the proposed Auto Laundry on Parcel B is designed and located on the Property such that the Applicant can provide a significant buffer which includes a stormwater pond and a twenty (20) foot deep landscaped area between the Auto Laundry and the adjacent residential parcels to the south.

The Comprehensive Plan Future Land Use Map designation for the Property is Light Industrial (LI) and Community/General Commercial (CGC). The surrounding land use designations are LI, CGC, and LDR. The surrounding zoning designations are PUD, CCG-2, IL, and RLD-60.

III. SITE SPECIFICS

The site currently has a vacant building onsite. Surrounding land use designations, zoning districts and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	LI & LDR	IL & RLD-60	Single Family Residential, Mobile Home
East	CGC	CCG-2	Gas Station, Drug Store, Retail, Vacant Commercial, Church
North	LI & CGC	IL & PUD	Retail/Commercial, Single Family Residential, Mobile Home, Light Manufacturing
West	LI	IL	Vacant/Timber

IV. PUD DEVELOPMENT CRITERIA

A. Parcel A

1. *Permitted Uses and Structures:*

- a) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
- b) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- c) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
- d) Printing, publishing or similar establishments.
- e) Medical and dental or chiropractor offices and clinics.
- f) Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- g) Business and professional offices.
- h) 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.
- i) Restaurants, (regulated by DBPR - Division of Hotels and Restaurants) including the indoor and outdoor retail sale and service of all alcoholic beverages, including beer and wine for consumption on premises.
- j) 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.
- k) Vocational, technical, trade or industrial schools and similar uses.
- l) 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.

- m) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
- n) Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- o) 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.
- p) Manufacturer's agents and display rooms, offices of 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.
- q) Outdoor storage yards and lots including 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.
- r) 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.
- s) Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.
- t) Retail sales of heavy machinery, farm equipment and building materials including outside display.
- u) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- v) Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4.
- w) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- x) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
- y) Retail sales and service of all alcoholic beverages for either off-premises consumption or on-premises consumption or both.

- z) Retail sales including outside display.
- aa) Fitness centers.
- bb) An industrial or commercial use which is not otherwise permitted or permissible in this Zoning Code, except the following:
 - (1) Acid, chemical, fertilizer or insecticide manufacture or storage.
 - (2) Explosives manufacturing or storage.
 - (3) Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.
 - (4) Paper and pulp manufacture.
 - (5) Petroleum refining.
 - (6) Stockyards or feeding pens and livestock auctions.
 - (7) 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.
- cc) Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

2. *Permissible uses by exception:* There are no uses permitted by exception.

3. *Accessory uses and structures:*

a) Accessory uses and structures, including those set forth in Section 656.403, Zoning Code, are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principle use or structure. Whether attached or detached to a building or structure containing the principle use, the accessory structure shall be considered as a part of the principle building.

b) Land clearing and processing of land clearing debris shall be an accessory; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City Ordinance Code to the extent those chapters are applicable.

4. *Minimum lot requirements (width and area):*

a) None.

5. *Maximum lot coverage by all buildings and structures:*
 - a) None.
6. *Minimum yard requirements:*
 - a) Front- None.
 - b) Rear – None.
 - c) Side – None.
7. *Maximum height of structures:* None.

B. Parcel B

1. *Permitted Uses and Structures:*

- a) Auto laundry as defined by Section 656.1601, Zoning Code, operating between the hours of 8:00 a.m. and 8:00 p.m. and meeting the performance standards and development criteria set forth in Section 656.401, Zoning Code.
- b) Commercial retail sales and service establishments.
- c) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- d) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
- e) Hotels and motels.
- f) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, 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.
- g) Art galleries, museums, community centers, dance, art or music studios.
- h) Vocational, trade or business schools and similar uses.

- i) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- j) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- k) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- l) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
- m) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- n) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- o) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- p) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- q) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- r) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- s) Churches, including a rectory or similar use.
- t) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
- u) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.

- v) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- w) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
- x) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
- y) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

2. *Permissible uses by exception:* All uses listed as permissible by exception in the CCG-1 zoning district as provided in Section 656.322(A)(IV)(c), Zoning Code, shall be allowed within the PUD upon approval of a revised site plan as a minor modification to the PUD, as long as such uses comply with the applicable standards and requirements of the CCG-1 zoning category.

3. *Accessory uses and structures:*

- a) Accessory uses and structures, including those set forth in Section 656.403, Zoning Code, are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principle use or structure. Whether attached or detached to a building or structure containing the principle use, the accessory structure shall be considered as a part of the principle building.
- b) Land clearing and processing of land clearing debris shall be an accessory; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City Ordinance Code to the extent those chapters are applicable.

4. *Minimum lot requirements (width and area):*

- a) None.

5. *Maximum lot coverage by all buildings and structures:*

- a) None.

6. *Minimum yard requirements:*

- a) Front- None.
- b) Rear – None.

c) Side – None.

7. *Maximum height of structures:* Sixty (60) feet.

V. **OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

A. **Access.** Parcels A and B will share one access point on Max Leggett Parkway as shown on **Exhibit “4.”** Parcel B shall also be permitted a secondary access point on Woodland Drive limited to trash pick-up. The location and design of all access points and interior access roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the City Planning and Development Department.

B. **Parking and Loading.** For the Auto Laundry, one (1) onsite parking space per employee will be provided. Additionally, there will be parking spaces for patrons who wish to use the vacuum bays. For all other permitted uses and permissible uses by exception, parking and loading will comply with the requirements of Part 6 of the Zoning Code (Off-street Parking and Loading Requirements).

C. **Off-street Parking of Bicycles.** If Parcel B is used as an Auto Laundry, no off-street bicycle parking will be required. All others uses of both Parcels A and B will meet Section 656.608 of the Zoning Code.

D. **Signage.**

1. *Identity Monument Signs:*

a) For the Auto Laundry only, one (1) identification monument sign will be permitted as shown on **Exhibit “4.”** The sign may be one or two sided and may be nonilluminated, externally illuminated or internally illuminated. The sign may include, but is not required to include, a changing message LED section, which section shall not to exceed thirty-two (32) square feet in size. The sign will not exceed fifteen (15) feet in height and the sign face will not exceed a total of sixty four (64) square feet in area per side.

b) For all other permitted uses and permissible uses by exception, one street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart. The height shall not exceed fifty (50) feet.

c) Wall signs are permitted on walls facing public right-of-ways and shall not exceed ten (10) percent per side of the square footage of the respective side of the building. The wall signs may be nonilluminated, externally illuminated or internally illuminated.

d) In addition to wall signs, awning signs are permitted on all sides of the building and shall not exceed ten (10) percent of the square footage of the respective side of the building; provided, any square footage utilized for an awning sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

e) Directional signs indicating the building, various building entries, and the location of the pay kiosks and self-vacuum areas will be permitted on all sides of the building. The design of these signs should reflect the character of the use identity signs and may include the project logo and name. Such signs shall be a maximum of four (4) square feet in area per sign face. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

f) Because all identity and directional signs are architectural features intended to be compatible with and complimentary of the building and other features in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

g) One banner sign shall be allowed for not more than thirty (30) days, cumulatively over a twelve (12) month period. The banner sign may not to exceed fifty (50) square feet in area. The banners shall be permitted to display logos and/or the name of the project and/or owner or developer and identify sales activities.

h) Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

E. **Landscaping.** Landscaping will be constructed and maintained in accordance with the minimum requirements set forth in Part 12 of the Zoning Code and Article 25 of the City of Jacksonville Charter with the following additions:

1. A twenty (20) foot wide landscaped buffer will be maintained along the southern property boundary of Parcel B.
2. A ten (10) foot wide landscaped buffer will be maintained along the southern property boundary of Parcel A.

F. **Exterior Lighting.** Exterior lighting shall be the minimum necessary to provide security and safety. With regard to the Auto Laundry for Parcel B, the following restrictions shall apply:

1. Direct lighting sources shall be shielded or recessed so that light does not directly illuminate adjacent properties.
2. Light poles without shielded luminary shall not exceed 15 feet in height.
3. Light poles with shielded luminary shall not exceed 35 feet in height.

G. **Gating/Fencing.** If Parcel B is used as an Auto Laundry, the access point on Parcel B shall be fenced or gated to ensure that the hours of operation are met for the car wash and all other equipment.

H. **Active & Passive Open Space/Retention.** As shown on the Conceptual Site Plan, approximately 1.68 acres of the Property will be passive open space and retention.

I. **Sidewalks, Trails and Bikeways.** Sidewalks, trails and bikeways shall be provided as required in the 2030 Comprehensive Plan.

J. **Stormwater Retention.** Stormwater facilities will be provided in accordance with all applicable regulations.

K. **Utilities.** Central water and wastewater services will be provided by JEA.

L. **Wetlands.** No wetland impacts are anticipated with this project. However, any wetland impacts that occur will be mitigated for in accordance with the rules and regulations of the St. Johns River Water Management District (“SJRWMD”).

M. **Pre-application Conference.** A pre-application conference was held regarding this application on October 16, 2019.

N. **Conceptual Site Plan.** The Conceptual Site Plan, as submitted, reflects the best current planning for the site. It is possible, however, that revisions to the Conceptual Site Plan, including but not limited to building footprint and internal circulation, may be required as the proposed development proceeds through final engineering and site plan review. Therefore, the site plan is labeled as conceptual, recognizing that future changes will be subject to further review and approval by the Planning and Development Department.

O. **Modifications.**

1. An amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as allowed by Section 656.341 of the Zoning Code; provided, however, that the Conceptual Site Plan may be revised to decrease the size of the building(s) without an administrative modification, minor modification, or rezoning, as long as the revised site plan meets the PUD Development Criteria provided herein.

2. For all uses other than an Auto Laundry, a minor modification will be required in order to modify the Conceptual Site Plan.

P. **Reclaimed Water.** Development within the PUD will comply with Section 752.104, Ordinance Code.

Q. **Land Use Table.** A Land Use Table is attached to the application.

R. **Justification For PUD Classification For This Project.** This proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and the Jacksonville Zoning Code. The design and layout of the PUD:

1. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
2. Is creative in its integration of open space, developable areas and natural features;
3. Is designed to promote and sustain the viability of existing commercial areas; and,
4. Achieves an integrated land use fabric.

S. **Construction Offices/Model Units/Real Estate Rental or Sales.** On-site, temporary construction offices/trailers/ rental or sales offices will be permitted within the PUD.

T. **PUD Difference from Usual Application of the Zoning Code.**

Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below. Since the uses proposed under this PUD are most similar to the Commercial Community/General-1 (CCG-1) and Industrial Light (IL) zoning districts, the regulations applicable to those zoning districts are referenced below.

Element	Zoning Code	Proposed PUD
Uses	For CCG-1: §656.313(A)(IV)(a) Permitted uses and structures: (1) Commercial retail sales and service establishments, except the sale of tires, which are permissible only by exception. (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses. (3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses. (4) Hotels and motels. (5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the	Parcel B: Permitted Uses and Structures: a) Auto laundry as defined by Section 656.1601, Zoning Code, operating between the hours of 8:00 a.m. and 8:00 p.m. and meeting the performance standards and development criteria set forth in Section 656.401, Zoning Code. b) Commercial retail sales and service establishments. c) Banks, including drive-thru tellers, savings and loan institutions, and similar uses. d) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses. e) Hotels and motels.

	<p>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.</p> <p>(6) Art galleries, museums, community centers, dance, art or music studios.</p> <p>(7) Vocational, trade or business schools and similar uses.</p> <p>(8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.</p> <p>(10) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).</p> <p>(11) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.</p> <p>(12) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.</p> <p>(13) Express or parcel delivery offices and similar uses (but not freight or truck terminals)</p> <p>(14) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.</p> <p>(15) Personal property storage establishments meeting the performance development criteria set forth in Part 4.</p> <p>(16) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</p> <p>(17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(18) Churches, including a rectory or similar use.</p> <p>(19) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.</p> <p>(20) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.</p> <p>(21) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.</p> <p>(22) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(23) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.</p> <p>(24) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.</p> <p>(25) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).</p> <p>For CCG-1 § 656.313(A)(IV)(c) Permissible uses by exception.</p> <p>(1) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.</p> <p>(2) Permanent or restricted outside sale and service, meeting the performance standards and development</p>	<p>f) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, 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.</p> <p>g) Art galleries, museums, community centers, dance, art or music studios.</p> <p>h) Vocational, trade or business schools and similar uses.</p> <p>i) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>j) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.</p> <p>k) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).</p> <p>l) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.</p> <p>m) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.</p> <p>n) Express or parcel delivery offices and similar uses (but not freight or truck terminals)</p> <p>o) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.</p> <p>p) Personal property storage establishments meeting the performance development criteria set forth in Part 4.</p> <p>q) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</p> <p>r) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>s) Churches, including a rectory or similar use.</p> <p>t) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.</p> <p>u) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.</p> <p>v) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.</p> <p>w) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.</p>
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	<p>criteria set forth in Part 4.</p> <p>(3) Residential treatment facilities and emergency shelters.</p> <p>(4) Multi-family residential integrated with a permitted use.</p> <p>(5) Crematories.</p> <p>(6) Service garages for minor or major repairs</p> <p>(7) Auto laundry or manual car wash.</p> <p>(8) Pawn shops (limited to items permitted in the CCG-1 Zoning District).</p> <p>(9) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Retail sales of new or used automobiles</p> <p>(11) Blood donor stations, plasma centers and similar uses.</p> <p>(12) Private clubs.</p> <p>(13) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.</p> <p>(14) Billiard parlors.</p> <p>(15) Service and repair of general appliances and small engines.</p> <p>(16) Schools meeting the performance standards and development criteria set forth in Part 4.</p> <p>(17) Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.</p> <p>(18) Nightclubs.</p> <p>(19) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.</p> <p>(20) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.</p> <p>For IL: §656.322(A)(II)(a) Permitted uses and structures.</p> <p>(1) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.</p> <p>(2) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.</p> <p>(3) Printing, publishing or similar establishments.</p> <p>(4) Business and professional offices.</p> <p>(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.</p> <p>(6) Restaurants, (regulated by DBPR - Division of Hotels and Restaurants) including retail sale and service of beer and wine for consumption on premises</p> <p>(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.</p> <p>(8) Vocational, technical, trade or industrial schools and similar uses.</p> <p>(9) Medical clinics.</p> <p>(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.</p> <p>(11) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.</p> <p>(12) Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(13) Bulk storage yards, (but not concrete batch mixing</p>	<p>x) Mobile Car Detailing Services and autoated car wash facilities meeting the performance standards and development criteria set forth in Part 4.</p> <p>y) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).</p> <p>For Parcel B: Permissible uses by exception:</p> <p>All uses listed as permissible by exception in the CCG-1 zoning district as provided in Section 656.322(A)(IV)(c), Zoning Code, shall be allowed within the PUD upon approval of a revised site plan as a minor modification to the PUD, as long as such uses comply with the applicable standards and requirements of the CCG-1 zoning category.</p> <p>Parcel A Permitted Uses and Structures:</p> <p>a) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.</p> <p>b) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.</p> <p>c) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.</p> <p>d) Printing, publishing or similar establishments.</p> <p>e) Medical and dental or chiropractor offices and clinics.</p> <p>f) Hospitals.</p> <p>g) Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.</p> <p>h) Business and professional offices.</p> <p>i) 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.</p> <p>j) Restaurants, (regulated by DBPR - Division of Hotels and Restaurants) including the indoor and outdoor retail sale and service of all alcoholic beverages, including beer and wine for consumption on premises.</p> <p>k) 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.</p> <p>l) Vocational, technical, trade or industrial</p>
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	<p>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.</p> <p>(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.</p> <p>(15) Outdoor storage yards and lots including 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.</p> <p>(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.</p> <p>(17) Banks, including drive-thru tellers.</p> <p>(18) Recycling facilities meeting the performance standards and development criteria set forth in Part 4.</p> <p>(19) Retail sales of heavy machinery, farm equipment and building materials including outside display.</p> <p>(20) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(21) Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4.</p> <p>For IL §656.322(A)(II)c): Permissible uses by exception.</p> <p>(1) An industrial or commercial use which is not otherwise permitted or permissible in this Zoning Code, except the following:</p> <p>(i) Acid, chemical, fertilizer or insecticide manufacture or storage.</p> <p>(ii) Explosives manufacturing or storage.</p> <p>(iii) Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.</p> <p>(iv) Paper and pulp manufacture.</p> <p>(v) Petroleum refining.</p> <p>(vi) Stockyards or feeding pens and livestock auctions.</p> <p>(vii) 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.</p> <p>(2) Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.</p> <p>(3) Care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(4) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Retail sales and service of all alcoholic beverages for either off-premises consumption or on-premises consumption or both.</p> <p>(6) Retail sales including outside display.</p> <p>(7) Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) Indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, 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</p>	<p>schools and similar uses.</p> <p>m) 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.</p> <p>n) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.</p> <p>o) Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>p) 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.</p> <p>q) Manufacturer's agents and display rooms, offices of 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.</p> <p>r) Outdoor storage yards and lots including 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.</p> <p>s) 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.</p> <p>t) Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.</p> <p>u) Retail sales of heavy machinery, farm equipment and building materials including outside display.</p> <p>v) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>w) Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4.</p> <p>x) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>y) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.</p> <p>z) Retail sales and service of all alcoholic beverages for either off-premises consumption or on-premises consumption or both.</p> <p>aa) Retail sales including outside display.</p> <p>bb) Fitness centers.</p> <p>cc) An industrial or commercial use which is not otherwise permitted or permissible in this Zoning Code, except the following:</p> <p>(1) Acid, chemical, fertilizer or insecticide manufacture or storage.</p> <p>(2) Explosives manufacturing or storage.</p> <p>(3) Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.</p> <p>(4) Paper and pulp manufacture.</p> <p>(5) Petroleum refining.</p> <p>(6) Stockyards or feeding pens and livestock auctions.</p>
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	and development criteria set forth in Part 4, and similar uses. (9) Manual car wash. (10) Fitness centers.	(7) 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. dd) Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. For Parcel A: Permissible uses by exception: There are no uses permitted by exception.
Permitted Accessory Uses & Structures	Section 656.403, Zoning Code.	For Parcels A & B: a) Accessory uses and structures, including those set forth in Section 656.403, Zoning Code, are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principle use or structure. Whether attached or detached to a building or structure containing the principle use, the accessory structure shall be considered as a part of the principle building. b) Land clearing and processing of land clearing debris shall be an accessory; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City Ordinance Code to the extent those chapters are applicable.
Permissible Uses by Exception	See above.	See above.
Min Yard Requirements & Building Setbacks	§656.313(A)(IV)(f): (i) Front—None. (ii) Side—None. Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided. (iii) Rear—10 feet. §656.322(A)(IV)(f): Minimum yard requirements. None.	For Parcels A & B: Minimum yard requirements: a) Front- None. b) Rear – None. c) Side – None.
Maximum Height of Structures	§656.313(A)(IV)(g): Sixty feet §656.322(A)(IV)(g): Maximum height of structures. None.	For Parcel A: Maximum height of structures: None. For Parcel B: Sixty (60) feet.
Maximum Lot Coverage	§656.313(A)(IV)(e) & §656.322(A)(IV)(e): None, except as otherwise required for certain uses.	For Parcels A & B: Maximum lot coverage by all buildings and structures: None.
Minimum Lot Requirement (width & area)	§656.313(A)(IV)(d) & §656.322(A)(IV)(d): None, except as otherwise required for certain uses.	For Parcels A & B: None
Parking for Vehicles	See §656.604	For the Auto Laundry, one (1) onsite parking space per employee will be provided. Additionally, there will be parking spaces for patrons who wish to use the vacuum bays. For all other permitted uses and permissible uses by exception, parking and loading will comply with the requirements of Part 6 of the Zoning Code (Off-street Parking and Loading Requirements).
Parking for Bicycles	See §656.608(a):	If Parcel B is used as an Auto Laundry, no off-street bicycle parking will be required. All others uses of both Parcels A and B will meet Section 656.608 of the Zoning Code.
Signage	§656.1303:	1. Identity Monument Signs: a) For the Auto Laundry only, one (1) identification

	<p>(c) <i>Commercial zoning districts:</i></p> <p>(1) CO, RO, and CRO zoning districts—</p> <p>(i) One nonilluminated or externally illuminated monument sign not exceeding a maximum of 24 square feet in area and 12 feet in height is permitted; and</p> <p>(ii) One five square foot nonilluminated, externally illuminated or internally illuminated wall sign is permitted; or</p> <p>(iii) In lieu of (i) and (ii), above, one nonilluminated, externally illuminated or internally illuminated wall sign not exceeding 32 square feet in area is permitted.</p> <p>(iv) In lieu of the wall sign allowed under (ii) or (iii) above, the following wall signs are allowed, provided the property has at least 200 feet of street frontage, is at least three acres in size and meets all other applicable requirements of this section regarding occupancy frontage:</p> <p>(A) For buildings less than three stories in height:</p> <p>(1) Two wall signs not exceeding, collectively, 100 square feet if located on the side of the building facing an arterial or higher roadway, and</p> <p>(2) Two wall signs, per side of building, not exceeding, collectively, 75 square feet in area if located on the side of the building facing any other roadway.</p> <p>(B) For buildings three stories or higher in height:</p> <p>(1) Two wall signs not exceeding, collectively, 150 square feet in area if located on the side of the building facing an arterial or higher roadway, and</p> <p>(2) Two wall signs, per side of building, not exceeding, collectively, one 100 square feet in area if located on the side of a building facing any other roadway.</p> <p>(C) The wall signs allowed under this subsection (iv) shall be allowed only if the sign structure is not located within 250 feet of any residential zoning district.</p> <p>(3) CCG, CCBD and CR zoning districts—</p> <p>(i) One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.</p> <p>(ii) Wall signs are permitted.</p> <p>(iii) One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.</p> <p>(iv) In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.</p> <p>(d) <i>Industrial zoning districts:</i> The allowable signs and the sign restrictions and requirements shall be the same as in CCG, CCBD and CR zoning districts.</p>	<p>monument sign will be permitted as shown on Exhibit “4.” The sign may be one or two sided and may be nonilluminated, externally illuminated or internally illuminated. The sign may include, but is not required to include, a changing message LED section, which section shall not to exceed thirty-two (32) square feet in size. The sign will not exceed fifteen (15) feet in height and the sign face will not exceed a total of sixty four (64) square feet in area per side.</p> <p>b) For all other permitted uses and permissible uses by exception, one street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart. The height shall not exceed fifty (50) feet.</p> <p>c) Wall signs are permitted on all sides of the buildings and shall not exceed ten (10) percent per side of the square footage of the respective side of the building. The wall signs may be nonilluminated, externally illuminated or internally illuminated.</p> <p>d) In addition to wall signs, awning signs are permitted on all sides of the building and shall not exceed ten (10) percent of the square footage of the respective side of the building; provided, any square footage utilized for an awning sign shall be subtracted from the allowable square footage that can be utilized for wall signs.</p> <p>e) Directional signs indicating the building, various building entries, and the location of the pay kiosks and self-vacuum areas will be permitted. The design of these signs should reflect the character of the use identity signs and may include the project logo and name. For vehicle and pedestrian directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.</p> <p>f) Because all identity and directional signs are architectural features intended to be compatible with and complimentary of the building and other features in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.</p> <p>g) One banner sign shall be allowed for not more than thirty (30) days, cumulatively over a twelve (12) month period. The banner sign may not to exceed fifty (50) square feet in area. The banners shall be permitted to display logos and/or the name of the project and/or owner or developer and identify sales activities.</p> <p>h) Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.</p>
<p>Landscaping</p>	<p>Part 12, Chapter 656, Zoning Code.</p>	<p>Landscaping will be constructed and maintained in accordance with the minimum requirements set forth in Part 12 of the Zoning Code and Article 25 of the</p>

		City of Jacksonville Charter with the following additions: 1. A twenty (20) foot wide landscaped buffer will be maintained along the southern property boundary of Parcel B. 2. A ten (10) foot wide landscaped buffer will be maintained along the southern property boundary of Parcel A.
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VI. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan.

The proposed PUD is consistent with the Jacksonville 2030 Comprehensive Plan and would specifically advance the following Objectives and Policies:

Future Land Use Element:

Policy 1.1.11 Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

Policy 1.1.8 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.

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.

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.

Objective 3.2 Continue to 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.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

B. **Consistency with the Concurrency Management System.** A Mobility Fee Calculation Certificate and CCAS or CRC has been filed or will be filed for the proposed development within the PUD.

C. **Internal Compatibility/Vehicular Access.** The proposed development is internally compatible. The vehicular ingress and egress is as shown on the Conceptual Site Plans attached at **Exhibit “4.”** The access point and internal circulation depicted on the site plan are conceptual and may be adjusted for engineering, geometry and other requirements.

D. **External Compatibility / Intensity of Development.** The proposed uses are both internally and externally consistent with the development patterns in the area. The surrounding uses along Max Leggett Parkway are a mix of light industrial and commercial uses.

E. **Open Space.** The site design integrates an Auto Laundry and an industrial/commercial use with passive open space. Additionally, approximately 1.68 acres of the Property will be passive open space and retention.

F. **Impact on Wetlands.** The Applicant does not intend to impact any wetlands on the Property. However, any wetland impacts that occur will be in accordance with the rules and regulations of the SJRWMD.

G. **Listed Species Regulations.** The Property is approximately 3.89 acres and as such a listed species survey is not required.

H. **Off-Street Parking & Loading Requirements.** For the Auto Laundry use, one (1) parking space will be provided for each employee along with temporary parking spaces for customers wishing to use the vacuum bays. For all other uses, off-street parking and loading will be provided consistent with the requirements in Chapter 656, Part 6 of the Jacksonville Zoning Code.

I. **Sidewalks.** Sidewalks will be constructed as required under the City of Jacksonville 2030 Comprehensive Plan and Jacksonville Ordinance Code.

J. **Stormwater Retention.** Stormwater retention shall meet the requirements of the Jacksonville Ordinance Code and other applicable local and state regulations, including the SJRWMD.

K. **Utilities/Lighting.** JEA will provide water, sewer and electricity for the site. On site lighting will minimize any off-site impacts.

L. **Project Development.** The firms working on this development project and their agents in charge of this project are as follows:

1. Developer: BFC Property Holdings, Inc.
2. Planners/Engineers: Prosser, Inc.
3. Architects: TBD