

PUD WRITTEN DESCRIPTION
CENTURION PKWY / CENTURION CT. (J&J ADDITION) PUD

February 28, 2020

RE # 147982 0295 & a portion of #147982 0500

The applicant is proposing a light industrial use for the subject property consistent with the current PUD zoning for the adjacent property to the north and east owned by Johnson & Johnson Vision Care, Inc. (f/k/a Johnson & Johnson Vision Products, Inc.) located within Deerwood Park and other permitted uses allowed in the IL zoning district.

I. PROJECT DESCRIPTION

- | | | |
|-----------|--------------------|---|
| A. | Project Name: | Centurion Pkwy / Centurion Ct. (J&J Addition) PUD |
| B. | Project Architect: | Flad Architects |
| C. | Project Engineer: | England-Thims & Miller, Inc. |
| D. | Project Developer: | Johnson & Johnson Vision Care, Inc. |

II. QUANTITATIVE DATA

Total Acreage:	2.70 acres
Maximum lot coverage by all buildings and structures:	65%
Impervious surface ratio:	85%

III. USES AND RESTRICTIONS

- A. Permitted Uses and Structures**
1. Warehouses, wholesaling, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
 2. Light manufacturing, processing or fabricating of a high tech nature.
 3. Fabrication, operation centers, assembling of components.
 4. Business and professional offices.

5. Manufacturer's agents and display rooms.
6. Financial institutions, including drive-thru tellers.
7. Research, dental and medical laboratories.
8. Manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
9. Medical or dental clinics.
10. Radio or television broadcasting offices and studios (subject to the screening requirements for antennas and satellite dishes outlined in the Development Standards of PUD Ordinance 86-1072-705).
11. Retail sales associated with showroom warehouse type operations where it does not comprise more than 10% of the gross floor area of the building of which it is a part.
12. Vocational, technical, trade or industrial schools.
13. Restaurant and cafeteria facilities located within a building which are designed to meet the needs of that facility as an ancillary service.
14. Child care facilities designed for the use of employees as an ancillary service, recreations and fitness centers.

B. Permitted Accessory Use and Structures. Accessory uses allowed in accordance with Section 656.403.

IV. DESIGN GUIDELINES

A. Minimum lot requirements and building requirements shall be in accordance with the requirements provided herein.

Setback from northern property boundary:	0 feet
Setback from southern property boundary:	30 feet
Setback from western property boundary:	10 feet
Setback from eastern property boundary:	0 feet

Maximum height: 35 feet, provided, however, height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 35 feet.

Minimum lot requirements
Width – 100 feet

Area – 10,000 square feet

B. A perimeter berm 15 feet high shall be provided along the southern property boundary which shall include 1 tree every 25 feet.

C. Signage.

All signs shall meet the requirements of Part 13 of the Zoning Code.

D. Off-street Parking.

All parking shall meet the requirements of Part 6 of the Zoning Code.

E. Landscaping.

A landscaping plan shall be submitted and approved by the Department of Planning and Development prior to issuance of development permits for the property.

F. Utilities.

All utilities and improvements, as well as any other public works/engineering related issues will be designed and constructed in accordance with the standards and specifications of the City of Jacksonville, Public Works Department and JEA. Water, Sanitary Sewer and Electric will be provided by JEA.

G. Wetlands.

Wetlands will be permitted according to local, state and federal requirements.

H. Site Plan and Modifications.

The site plan approved as part of this PUD is conceptual. Final design is subject to change through final site planning, engineering design, permitting and other regulatory approvals, however, all final designs shall be consistent with the location and massing as shown on the site plan.

I. Phasing

This project likely will be developed in a single phase.

V. DEVELOPMENT PLAN APPROVAL.

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

VI. DEVIATIONS REQUESTED.

As to the minimum yard requirements, the applicant is requesting zero (0) feet for the northern and eastern property boundaries which abut the boundaries of other parcels of property owned by Johnson & Johnson Vision Care, Inc. (f/k/a Johnson & Johnson Vision Products, Inc.). This property will be incorporated into the campus for Johnson & Johnson Vision Care, Inc. and without the zero (0) feet minimum yard requirements cannot be properly incorporated into the larger campus.

VII. **ZONING OVERLAY** There are no zoning overlay districts for this property.

VIII. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The property is designated Business Park (BP) on the FLUM and the proposed PUD is consistent with the BP land use category for the property which allows light industrial uses.
- B. *Consistency with the Concurrency Management System.* The property will be developed in accordance with the rules of the City of Jacksonville Concurrency and Mobility Management System Office (CMMSO).
- C. *Allocation of Residential Land Use.* Not applicable
- D. *Internal Compatibility.* A single land use is proposed.
- E. *External Compatibility/Intensity of Development.* The proposed development is similar in scale to the existing development on the adjacent parcels to the north and east, and is intended to be integrated into such parcels. The property to the west is PUD permitting a water treatment plant and PBF-1, which is compatible to this proposed PUD, and the property to the south is used for utility transmission and easements.
- F. *Recreation/Open Space.* Open space consistent with the surrounding area exists apart from this property and the proposed development and the size of the property do not negatively impact the existing open spaces.
- G. *Impact of Wetlands.* None identified at this time.
- H. *Listed Species Regulations.* The property is less than fifty (50) acres; therefore, a listed species survey is not required.
- I. *Off-Street Parking and Load Requirements.* Upon obtaining any development permit parking shall meet the requirements of Part 6 of the Zoning Code.
- J. *Sidewalks, Trails, and Bikeways.* Sidewalks will be constructed consistent with the 2030 Comprehensive Plan.

- K.** *Stormwater Retention.* Retention shall meet the requirements of the City of Jacksonville and all other state and local agencies with jurisdiction including the St. Johns River Water Management District.

- L.** *Utilities.* JEA will provide electric, sewer and water services to the property.