

PUD WRITTEN DESCRIPTION
RELENTLESS TRUCK STOP PUD

January 5, 2021

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 1.474 acres of property from PUD to PUD to facilitate development of the property located at 0 Heckscher Drive (RE# 108874 0200) as more particularly described in Exhibit 1 (the “Property”) into a truck stop with weigh station.

The Property is currently undeveloped and was rezoned to PUD in 2006 (Ordinance 2006-595) to allow for development of the Property and surrounding area along Heckscher Drive and I-295 as a mixed commercial and residential development. The Property is located along Heckscher Drive and predominantly surrounded by wetlands. The current PUD adopts the standards from the 2006 PUD and adds the proposed truck stop and weigh station with residential units for on-site managers as permitted uses. The proposed development complements the surrounding industrial areas without fundamentally altering the vision and plan of the 2006 PUD.

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	CGC/HI	PUD/IH	Heckscher Drive, Vacant
East	CGC/CSV	PUD/CSV	Vacant
South	CGC/CSV	PUD/CSV	Vacant
West	CGC	PUD	Vacant

- B. Project name: Relentless Truck Stop.
- C. Project engineer: Envision Design and Engineering, LLC.
- D. Project developer: Relentless HD, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC.
- G. Current zoning district: PUD.
- H. Requested land use designation: CGC.
- I. Requested zoning district: PUD.
- J. Real estate numbers: 108874-0200.

II. QUANTITATIVE DATA

- A. Total acreage: 1.474 acres.
- B. Total amount of non-residential floor area: 50,000 sq. ft.
- C. Total amount of land coverage of all buildings and structures: 1.34 acres.

III. STATEMENTS

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

The proposed PUD adopts the current PUD zoning district regulations except as modified as follows:

- Adds truck stop, weigh station, and multifamily integrated with a commercial use as permitted uses.
 - Allows for signage on the property that is consistent with Section 656.1303(3).
 - Allows for relocation but not reduction to required landscaping.
 - Provides that any development impacting wetlands will be permitted in accordance with local, state and federal requirements.
- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the city.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

IV. USES AND RESTRICTIONS

- A. Permitted uses (Commercial):

1. Truck stop with associated fueling, weigh station and truck wash facilities.
2. Multi-family residential vertically integrated with a commercial use.
3. Restaurants, including those which include the sale of all alcoholic beverages inside and outside, including liquor, beer and wine, for on premises consumption.
4. Restaurants with the outside sale and service of food; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access, subject to the review and approval of the Planning and Development Department.
5. Business and professional offices
6. Medical, dental and chiropractic offices or clinics.

7. Banks, savings and loans, and other financial institutions and similar uses; including drive-through and, drive-up facilities, with drives and connections designed and configured for safe access, subject to the review and approval of the Planning and Development Department.
8. Hotels and motels.
9. Service station and car wash.
10. Retail sales permitted in the CCG-1 category shall be permitted in single or multi-tenant buildings.

B. Permitted uses (Residential):

1. Townhouses (fee simple or condominium ownership).
2. Condominiums.
3. Rental units.
4. Amenity/recreation center, which may include a pool, tennis courts, cabana/clubhouse, health/exercise facility, and similar uses.
5. Structured parking which may encompass first or second floor of each condominium building.
6. Recreational and/or community structures including park, or passive recreation area overlooking water or marsh.
7. Retail sales permitted in the CCG-1 category shall be permitted in single or multi-tenant buildings.

C. Permitted accessory uses and structures:

1. Accessory uses and structures are permitted if those uses and structures are of a nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal building. Accessory uses shall not involve operations or structures not in keeping with character of the district where located and shall be subject to the following:
 - a. Accessory uses, shall not be located in required front or side yards except as follows:
 - i. Detached accessory structures such as covered parking, or garages which are separated from the main structure may be located in a required side or rear yard but not less than three (3) feet from a lot line. If bonus rooms are

located above such an accessory structure, then such structure shall be not less than five (5) feet from a lot line.

ii. Air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard and may be located not less than seven (7) feet to the property line.

b. Accessory uses and structures in a residential parcel shall include private garages and private boathouses or shelters, toolhouses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits and swimming pools. Any structure under a common roof and meeting all required yards is a principal structure. The maximum height of an accessory structure shall not exceed fifteen (15) feet in all residential developments.

V. DESIGN GUIDELINES

A. Lot requirements (Commercial):

1. Minimum lot area: None.
2. Minimum lot width: None.
3. Minimum lot coverage: None.
4. Minimum front building setback: None.
5. Minimum side building setback: None.
6. Minimum rear building setback: Ten (10) feet.

B. Lot requirements (Residential-townhouses):

1. Minimum lot area: One thousand four hundred (1,400) square feet.
2. Minimum lot width: Eighteen (18) feet.
3. Maximum lot coverage: Seventy-five (75) percent.
4. Minimum front building setback: Twenty (20) feet to face of garage; Ten (10) feet to face of structures.
5. Minimum side building setback: Zero (0) feet for an interior unit; Ten (10) feet for an end unit.
6. Minimum rear building setback: Twenty (20) feet however may be reduced to ten (10) feet in those areas where a minimum ten (10) foot upland buffer is provided.

C. Lot requirements (Residential-all other uses):

1. Minimum lot area: None.
2. Minimum lot width: None.

3. Maximum lot coverage: Fifty (50) percent.
4. Minimum front building setback: Twenty (20) feet.
5. Minimum side building setback: Twenty (20) feet.
6. Minimum rear building setback: Twenty (20) feet.

D. Maximum height of structures:

1. Commercial: Ninety (90) feet for hotel or motel use; fifty (50) feet for all other uses; in both cases height may be unlimited where the building is set back on all sides of the project boundaries no less than one horizontal foot for each six (6) vertical feet in excess of the height limitations identified above.
2. Residential (townhouses): Four (4) stories and sixty (60) feet.
3. Residential (all other uses): Eight (8) stories over parking and ninety (90) feet.

E. Common landscape maintenance (townhouses): The proper maintenance of all common areas, lawns, and landscaping by means of a common lawn and landscaping company shall be funded by an owners' association with mandatory association dues.

F. Patios and porches (townhouses): Patios and porches, including screened patios with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures shall be permitted for each unit and may be located within front, side, or rear yards.

G. Ingress, egress and circulation:

1. Parking requirements:

- a. Commercial: One (1) space per three hundred (300) gross feet minimum for non-hotel use; one space per hotel room minimum.
- b. Residential (townhouses): A one (1) car garage will be provided for every unit with additional uncovered parking spaces for residents and visitors at a ratio of one-half (1/2) spaces per unit.
- c. Residential (all other uses): 2 (two) spaces per unit.

2. Vehicular access: Vehicular access to the Property shall be by way of Heckscher Drive substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Florida Department of Transportation.

3. Pedestrian access: Sidewalks shall be provided if required by the 2030 Comprehensive plan at such time as connectivity is established from parcels east or west of the property.

H. Signs:

1. One (1) street frontage sign per lot not exceeding one (1) square foot for each linear foot of street frontage, per street, to a maximum size of three hundred (300) square feet in area for every three hundred (300) linear feet of street frontage or portion thereof is permitted, provided they are located no closer than two hundred (200) feet apart.
 2. Wall signs are permitted.
 3. One (1) under the canopy sign per occupancy not exceeding a maximum of eight (8) 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.
 4. In lieu of the street frontage sign permitted in subsection (1) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed one hundred (100) square feet, or thirty-five percent (35%) of the allowable square footage of the street frontage sign permitted in subsection (1) 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 Section 656.1303(h)(1). Only one (1) 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 flagpole.
- I. Landscaping: Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations); provided, however, that the location of landscaping may vary from the specific provisions of the Landscape and Tree Protection Regulations set forth in Part 12 of the Zoning Code and required trees may be grouped together within the Property. A modification from the requirements of Part 12 of the Zoning Code (Landscape and Tree Protection Regulations) may be permitted within the PUD as an administrative modification to the PUD subject to the review and approval of the Planning and development Department.
 - J. Lighting: Lighting shall be provided in accordance with code requirements. Throughout all areas of the development, no illumination and/or glare shall be directed towards any residential development.
 - K. Recreation and open space: Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan.
 - L. Utilities: Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.

M. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements or as otherwise approved by St. Johns River Water Management District.

N. Buffers:

1. All wetlands shall have an average twenty-five (25) foot buffer.
2. Areas such as utilities, maintenance, dumpsters and loading/unloading zones shall be screened from the public streets or right-of-way by a visual screen eight (8) foot in height and one hundred percent (100%) opaque.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community. The PUD meets the following zoning and land use initiatives:

- A. Is more efficient than would be possible through strict application of the Zoning Code:
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan:

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
3. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – Gradual transition of densities and intensities between land uses in conformance

with the provisions of this element shall be achieved through zoning and development review process.

4. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
5. Policy 1.1.13 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria:
 - a. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use;
 - b. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and
 - c. The proposed development is compatible with surrounding existing land uses and zoning.
6. Objective 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
7. Objective 1.3 of the Future Land Use Element of the 2030 Comprehensive Plan – Continue to improve coordination between transportation and land use planning efforts in order to optimize transportation system capacity and promote high quality site designs.
8. Policy 1.3.4 of the Future Land Use Element of the 2030 Comprehensive Plan – New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering

Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.

9. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – 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 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
11. Policy 3.2.1 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
12. Policy 3.2.7 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.
13. Policy 3.2.13 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall encourage commercial uses at interstate interchanges to use site design measures which serve to unify the projects by such techniques as cross access and interconnectivity. The site design measure should minimize impacts to surrounding areas.
14. Goal 6 of the Future Land Use Element of the 2030 Comprehensive Plan – To increase coordination between land use, transportation, and utility infrastructure.
15. Objective 36.3 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
16. Goal 7 of the Future Land Use Element of the 2030 Comprehensive Plan – To consider the impact on the St. Johns River and its tributaries when reviewing development, land development regulations, public infrastructure and investment, and other City actions that present opportunities for improving water quality health and the overall sustainability of Jacksonville within its environment.
17. Policy 7.1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – The Planning and Development Department shall consider the land use impact on the St.

Johns River and its tributaries by reviewing the future land use designation and land development regulations of those properties that are contiguous with and immediately adjacent to a water body.