

EXHIBIT 3

PUD Written Description

Park 295 Industrial Park

April 15, 2021

City Development Number: 8292

I. Project Description

This site has a Land Use of Light Industrial” (LI) and is located south of I-295, north of Armsdale Road, and on both sides (east and west) of Duval Road on the Northside of Jacksonville. The Legal Description (**Exhibit 1**) and the Vicinity Map (**Exhibit 2**) are provided for review in this package. The purpose of the PUD is to change the existing zoning from low density residential (LDR) to industrial to be compatible with the FLUM designation.

The conceptual site plan (**Exhibit 4**) for the 174+ acres reflects Industrial use to provide for future growth in Jacksonville’s increasing demands for growing industrial development with ancillary services to serve that development and the surrounding area. This site is also keeping with the City’s initiative to preserve Industrial properties to meet that same demand and to respond to the needs of the current port development in the Dames Point area. The proposed development will contain Light Industrial use of the types enumerated herein plus commercial and office uses.

Existing Site Characteristics:

The site is comprised of undeveloped, grazing lands and woodlands bisected by an electrical transmission line easement which runs east and west. The site is currently used for agricultural purposes.

The topography of the site is approximately 20 feet (NGVD) above sea level. Depressional wetland areas are shown throughout the site. A wildlife survey indicated that no endangered or threatened species exists on the site.

II. Uses and Restrictions

Permitted Uses:

(1) An industrial, manufacturing, distribution, storage or wholesaling use which is otherwise lawful unless prohibited herein.

(2) Service establishments catering to commerce and industry, including, freight movers, communications services, business machine services, restaurants (including drive-thru restaurants), the retail sale and service of beer wine in conjunction with the service of food which is ordered from a menu and prepared and served for pay for consumption on premises, hiring and union halls, employment agencies, sign companies;

(3) Automobile service stations with repair or service garages, vehicle washing facilities and those selling beer and wine for off premise consumption, truck stops and similar uses.

(4) Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, terminal facilities, including outside storage of trucks, vehicles, trailers, containers and related materials but not products

(5) Vocational, trade, technical or industrial schools and similar uses.

(6) All types of professional and business offices including but not limited to medical and dental offices and clinics.

(7) Establishments for the retail sale of heavy machinery and equipment, boats, farm equipment, machinery supplies, lumber and building supplies and similar uses.

(9) Radio or television broadcasting offices, studios, transmitters but not cellular towers..

(10) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards of Part 4 of the zoning code.

(11) 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.

(12) Any outside storage provided it is visually screened and enclosed with an eight (8) foot high 100% opacity vinyl fence from the right of way and residential areas.

(13) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4 of the zoning code.

(14) Retail Sales.

(15) Banks, including drive-thru tellers.

(16) The following uses are prohibited: Adult entertainment and sexually oriented businesses; explosives manufacturing or storage; any use which emits dust, fumes, or odors; concrete batch mixing plants; automobile wrecking or storage yards; junkyards, mining; railroad switching facilities and repair and storage areas for railway equipment; petroleum refining; hazardous waster transfer stations; cell towers; yard waste or composting facility; bulk storage of flammable liquids and acids; paper and pulp manufacture; and stockyards .

Silviculture--the property is currently the site of an on-going silvicultural operation and such use may continue within each parcel to preserve the greenbelt tax assessment until development in that particular parcel commences.

III. Design Guidelines

A. Lot requirements

- a. Minimum lot area--none
- b. Minimum lot width--none
- c. Maximum lot coverage--none
- d. Maximum Building Height--45 feet

B. Ingress, Egress and Circulation

(1) **Parking Requirements.** Parking requirements will be consistent with the requirements of Zoning Code.

(2) **Vehicular Access**

a. Vehicular access to the Property shall be restricted to Duval Road as shown in the Conceptual Site Plan (**Exhibit 4**).

b. Access within the property will be provided by interior roadways. For functional reasons, the interior vehicle use areas may be relocated to other areas within the site. The engineering design for the access and interior roadways will be subject to the review and approval through the City of Jacksonville Traffic Engineer.

C. Signage

All signage will comply with requirements for the (LI) Zoning District for the City of Jacksonville. Signage along I-295 will have a maximum height of 50 feet with a maximum of 4 signs. Off site signage shall be permitted along I-295 and Duval Road so long as the signs identify property owners within Park 295. If property is subdivided into parcels, the parcels shall be exempt from road frontage requirements for calculation of signage size in lieu of shared signage requirements.

D. Landscaping

Landscaping shall comply with the requirements of the zoning code or as approved by the Planning Department. Landscaping required for the truck loading/parking VUA may be planted elsewhere on site. Landscape planted as part of the required buffers shall count toward code required landscaping.

E. Utilities.

The streets within the conceptual site plan will be private and maintained by an owner’s association. and all required utilities will be available at the site in sufficient quantities to serve the development. The water and sewer service will be underground and the electrical distribution will be designed by JEA. Utilities will be provided or owned by the following entities:

- Electricity - JEA
- Water & Sewer - JEA
- Drainage - Owner’s association

On site storm water treatment will be provided by detention ponds and be constructed per approved engineering plans. An owner’s association shall be formed to provide continual maintenance for drainage facilities, common roadways and common areas.

G. Wetlands

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

H. Lighting: Design Guidelines and Best Practices for Lighting shall be followed. All lighting on buildings shall be designed to provide wall or ground wash only, sign back-lighting only, or up light only. Lighting on buildings shall be designed to highlight project site elements within parking areas adjacent to the northern property boundary. Façade mounted lighting on the rear of buildings designed to illuminate adjacent truck court areas are permitted. All lighting shall be designed to be directed away from possible intrusion into residential areas.

All light fixtures including security lighting shall be cutoff fixtures and should be incorporated as an integral design element. All cutoff fixtures shall not have more than one percent (1%) of lamp lumens above horizontal. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles (“f.c.”) when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. House-side shields and other cutoff reflectors shall be incorporated into the lighting design to meet this design standard.

To provide lighting that limits distortion of colors of the building, landscape and pedestrian activity areas, all lighting lamp sources within parking and pedestrian areas shall be metal halide or compact fluorescent. To provide appropriate lighting within a pedestrian area(s), the maximum light pole heights in all parking areas shall not exceed fifteen feet (15' 0"). An exterior lighting design plan for each project, including a photometrics plan, pole and fixtures schedules shall be submitted for review and approval at the time of verification of substantial compliance.

IV. 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 existing and proposed uses within the property, and showing the general layout of the overall Property.

V. 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 2010 Comprehensive Plan and Land Use Regulations. The proposed project is compatible with the industrial character which is emerging in North Jacksonville and has the potential to serve and support the substantial port development which is proposed along Heckscher Drive. The PUD will provide more specificity and clarity than strict application of the zoning code for light industrial.

VI. PUD Review Criteria

A. Consistency with Comprehensive Plan. All the uses contemplated herein are consistent with the comprehensive plan designation of the site.

B. Consistency with the Concurrency Management System

Prior to final development approval, the proposed development will be required to comply with all appropriate requirements of the Concurrency Management System.

C. **Internal Compatibility/vehicular access:** see above

D. External Compatibility/Intensity of Development.

The site shall follow the guide lines of the Light Industrial District as set forth by the City of Jacksonville codes. This includes the 65 (dba) noise limit for any Industrial uses that adjoins a residential district; provided however, the 65 dba noise limit for Industrial uses shall not apply to trucks and related truck traffic within the PUD. The site is compatible with the uses approved for the surrounding area :

Accessibility to Site

Access to the site is restricted to Duval Road which bisects the site and which is connected to I-295 to the north and Armsdale Road to the south.. It is expected that all large truck traffic to the site will access the site from I-295 and Duval Road and exit the same route.

E.. **Impact on Wetlands.** Wetland impacts will be permitted according to local, state and federal requirements. Since the site plan is conceptual at this time, actual impacts are unknown.

G. **Listed Species.** Attached.

H. **Off Street Parking and Loading Requirements.** Off Street Parking and Loading Requirements of the zoning code will be followed.

I. **Sidewalks, Trails and Bikeways.** Since this is not a residential development, trails and bikeways are not proposed but a sidewalk will be provided for internal circulation along one side of the interior access road. Either sidewalks will be required along Duval Road fronting the property which is the subject of this PUD or in lieu of sidewalk construction, applicant will pay into the sidewalk fund based on the amount of linear feet of roadway frontage of property which is the subject of this PUD.

J. **Stormwater Retention.** All local, state and federal requirements for stormwater retention will be followed. Stormwater retention may occur off-site.

K. **Utilities.** See above.

L. **Buffers--**A vegetated buffer shall be provided adjacent to the residential lots an average of fifteen feet and a minimum of ten feet. For noise attenuation purposes, a berm shall be constructed inside the vegetated buffer a minimum of four feet in height planted with (i) understory evergreen shrubs, minimum 7 gallon, Florida Fancy spaced 42 inches on center or the like which shall attain a height of eight feet in 24 months (measured from the bottom of the berm) and (ii) one tree, minimum 3 inch caliper spaced 40 foot on center. A cross section of the berm is attached at Exhibit J.