

# **EXHIBIT D**

## **PUD Written Description**

**Amended LTI Distribution Facility PUD  
December 3, 2013**

**Development # 6835.003      RE#019449-0000 (portion), #019996-0000 (portion), #019460-0000 (portion)**

### **I.      DESCRIPTION OF PLANS**

Applicant proposes to rezone 332.59 acres to Planned Unit Development (PUD) to allow for the revised development of a project known as LTI Distribution Facility PUD. The parcel shall allow for Light Industrial and distribution facility uses. The parcel is located north of I-295 and west of Lem Turner Road. The site is currently subject to the provisions of a PUD approved in 2008 (Ordinance 2008-788-E). The updated PUD is for the purpose of adding a new entry road location and a signage site only.

### **II.     PLANNED UNIT DEVELOPMENT USE RESTRICTIONS**

The site shall be developed for industrial uses consistent with the current Industrial Light (IL) zoning category as set forth in the Jacksonville Code of Ordinances. The site will comply with all IL development restrictions.

#### **A.      PERMITTED USES AND RESTRICTIONS**

The existing Comprehensive Plan Future Land Use Map (FLUM) designation for this property is Light Industrial (LI). The current zoning is PUD and RR-Acre. The purpose of the application for PUD approval is to allow for a use of the property that is consistent with the LI FLUM category of the 2030 Comprehensive Plan. The site is the subject of an existing PUD (2008-788).

##### **1.      Permitted Uses**

The permitted industrial uses on the site shall be as follows:

##### **(a) Permitted uses and structures**

- (1)      Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.**
- (2)      Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.**
- (3)      Printing, lithography, publishing or similar establishments.**
- (4)      Business and professional offices.**

- (5) Service establishments ancillary to the industrial and distribution center use, including linen supply, laundry and dry cleaning plants, freight movers, communications services, business machine services, restaurants.
  - (6) Restaurants, (regulated by DBPR – Division of Hotels and Restaurants) including retail sale and service of beer and wine for consumption on premises.
  - (7) Vocational, technical, trade or industrial schools and similar uses.
  - (8) Medical clinics.
  - (9) Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, express offices and terminal facilities and telephone exchanges, repair or installation facilities and similar uses.
  - (10) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
  - (11) Bulk storage yards, (but not concrete batch mixing plants).
  - (12) 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.
  - (13) 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.
  - (14) Banks, including drive-thru tellers.
  - (15) Retail sales of heavy machinery, farm equipment and building materials including outside display.
  - (16) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (b) Permitted accessory uses.
- (1) See s. 656.403.
  - (2) Residential facilities (including not more than one mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.
- (c) Permissible uses by exception.
- (1) An industrial or commercial use which is not otherwise permitted or permissible in this Zoning Code, except the following:
    - (i) Acid, chemical, fertilizer or insecticide manufacture or storage.

- (ii) Explosives manufacturing or storage.
  - (iii) Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.
  - (iv) Paper and pulp manufacture.
  - (v) Petroleum refining.
  - (vi) Stockyards or feeding pens and livestock auctions.
  - (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.
4. (2) Recycling facilities and yards meeting the performance standards & development criteria set forth in Part 4.
- (3) Care centers meeting the performance standards and development criteria set forth in Part 4.
- (4) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (d) Minimum lot requirements (width and area). None.
- (e) Maximum lot coverage by all buildings. None.
- (f) Minimum yard requirements. None.
- (g) Maximum height of structures. Fifty feet (50').
- (h) Limitations on permitted and permissible uses by exception. All of the permitted and permissible uses by exception in the IL Zoning District, other than outside storage shall be conducted within an enclosed building
- (i) A ten foot (10') berm shall be constructed along the property line where the site adjoins the Flamingo Lake RV Park property (hereafter "Flamingo Lake property". No buildings shall be constructed within one hundred eighty-five (185) feet of the property line with the Flamingo Lake property. Truck loading bays shall not be oriented eastward towards the Flamingo Lake property. The owner shall construct an 8-foot-high, solid face, uninterrupted wall, parallel to the Flamingo Lake property line at the location not less than 75 feet from the Flamingo Lake property line. The area between the Flamingo Lake property line and the wall to be constructed shall remain in its current state. To allow for maintenance of the buffer area, the wall may not end more than 300 feet from the south property line of the project. There shall be no truck parking or traffic within the 185-foot setback between Flamingo Lake property and any buildings; however, automobile parking and traffic shall be allowed.
2. Parking Requirements.

Parking and loading requirements of the City of Jacksonville, as set forth in the current Zoning Code for the IL Zoning District shall apply; however, that individual uses may exceed the maximum number of parking spaces allowed for either automobiles or tractor-trailers without obtaining an administrative deviation, minor modification or rezoning..

3. Access, Internal and External Road Activities.

Access, internal and external road activities and other traffic approvals shall be as shown on the conceptual site plan. The final design of the access locations, internal and external road activities and traffic matters shall be subject to the review and approval of the Planning Department; however, there shall be no access to the site from Hemlock Street or Newcomb Road. Access shall be from the access road to the north of the site as depicted on the site plan. Prior to the verification of substantial compliance of the PUD, a traffic study shall be provided for the review and approval of the Planning and Development Department. All off-site roadway improvements, other than those considered a part of the fair share development agreement, must be completed prior to the issuance of a certificate of occupancy.

B. DEVELOPMENT STANDARDS

1. Retention

If required, stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

C. PLANNED UNIT DEVELOPMENT DESIGN GUIDELINES

1. Tree Protection and Landscape Buffers

As the site was developed in whole prior to enactment of Part 12, the requirements of the City of Jacksonville Code 656 Part 12 shall not apply.

2. Signage

The number, location, height and size of general signage on the property shall be in accordance with the Sign Ordinance of the City of Jacksonville for the current IL Zoning District. However, one (1) sign of up to 200 square feet and 50 feet in height shall be allowed on the frontage parcel adjacent to I-295 (3.969 acre parcel).

3. Lighting

All light fixtures, including security lighting, shall be cutoff fixtures and should be incorporated as an integral design element that complements the design of the building and project through its design style, materials, and color. All cutoff fixtures shall not have more than one percent of lamp lumens above the horizontal. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at the property line shall not exceed one-half footcandle where adjacent to residential areas or rights-of-way, and one footcandle where adjacent to nonresidential uses. A lighting plan showing the photometrics, pole height and fixtures shall be submitted, subject to the review and approval of the Planning and Development Department, at the time of verification of substantial compliance to the PUD.

D. SUCCESSORS IN TITLE

All successors in title to the property, or any portion of the property, shall be bound to the conditions of this PUD.

G. INTENSITY OF DEVELOPMENT

1. Proposed Use

The proposed PUD is an industrial warehouse and distribution facility.

2. Availability of Utility Services

All utilities are available for the proposed PUD.

3. Access to and Suitability of Transportation Arteries

The proposed PUD is located at Lem Turner Road and I-295. Lem Turner is designated by the First Coast Metropolitan Planning Organization to be a major container trucking corridor.

JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

1. The PUD use reflects a development that will respond to the uses and needs in the area, specifically Jacksonville Port Authority needs.
2. The PUD conforms to the Goals, Objectives and Policies of the Jacksonville Comprehensive Plan.
3. The PUD allows for an efficient use of land in an industrial and distribution use and is substantially buffered from all incompatible uses.
4. Provides for public benefit and purpose through development of a major nodal location (Lem Turner Road and I-295) to take advantage of existing roadways.