

## **EXHIBIT D**

### **PUD Written Description**

#### **KITTRELL COMMERCE PUD**

**September 13, 2013**

**City Development Number: 8339.000**

#### **I. PROJECT DESCRIPTION**

The proposed project is approximately 26.11 acres, abutting Interstate 10 to the North, Powell Road to the South, with access provided from Halsema Road to the West (the "Property"). The Property is vacant and the current use is pasture land. The surrounding uses include rural residential, a FDOT pond, Interstate 10 and a undeveloped PUD. This rezoning application is a companion to Semi-Annual Land Use Amendment Application 2013D-001, which seeks the LI land use category to permit the retail sale of heavy machinery, tractor trailers, farm equipment and building materials including outside display. The Property is presently zoned CN - Commercial Neighborhood allowing for a greater intensity of commercial and multifamily uses that require potential additional access from Powell Road.

The Site Plan attached hereto as Exhibit "E" shows the proposed development consisting of a 39,500 square foot building with outside display/storage of tractor trailers with storm water retention to be located on the Property.

The PUD differs from the Zoning Code in that it removes the following IL uses; light manufacturing, processing (including food processing), packaging or fabricating, Printing, publishing or similar establishments, 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, restaurants, (regulated by DBPR - Division of Hotels and Restaurants) including retail sale and service of beer and wine for consumption on premises, automobile service stations, car wash, radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers, scrap processing, indoor, clean activity, bulk storage yards, including bulk storage of flammable liquids and acids if storage is not within a completely enclosed building, outdoor storage yards and lots including auto storage yards, recycling facilities and by exception recycling yards. The PUD differs from IL in setting a maximum building height of forty five feet (45'). The PUD incorporates a 85 percent opaque ten foot (min.) high wood or vinyl fence or ten foot (min.) high vegetation or earth berm or combination of berm and fence at least ten foot high along the Powell Road property line. To minimize unreasonable interference or impact on any residential zoning districts outside the PUD, all sag lenses, drop lenses and convex lenses shall be prohibited.

The Owner intends on 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.

**Project Planner:** W. Randall Gallup  
CMC, Inc.  
P.O. Box 8883  
Jacksonville, Florida 32239

**Project Engineer:** James Johns, P.E.  
SOLID ROCK Engineering Consultants, Inc.  
10635 Hood Road South, Suite 206  
Jacksonville, Florida 32257

**Property Owner:** TSK Furniture, Inc.  
9158 Teague Road  
Jacksonville, Florida 32220

## **II. USES AND RESTRICTIONS**

### **A. Permitted Uses**

- (1) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
- (2) Business and professional offices.
- (3) Vocational, technical, trade or industrial schools and similar uses.
- (4) Medical clinics.
- (5) 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.
- (6) Building trades contractors with outside storage yards and heavy construction equipment storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six (6) foot minimum fence or wall not less than 85 percent opaque.
- (7) Retail outlets in conjunction with wholesaling establishments if the area designated for retail sales does not exceed fifty percent of the gross floor area of the building of which it is a part.
- (8) Banks, including drive-thru tellers.
- (9) Retail sales of heavy machinery, farm equipment and building materials including outside display.
- (10) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

- (11) Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

#### **B. 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) 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.
- (2) Care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (3) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- (4) Retail sales including outside display.

#### **C. Accessory Structures:**

- (1) Accessory uses and structures are allowed as defined in Part 4 of the Zoning Code.
- (2) Construction offices and storage are allowed during development construction.

#### **D. Restrictions on Uses:**

- (1) 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.

### **III. DESIGN GUIDELINES**

#### **A. Lot Requirements:**

- (1) *Minimum lot area: None*
- (2) *Minimum lot width: None*
- (3) *Maximum lot coverage: None*
- (4) *Minimum front yard: None*

- (5) *Minimum side yard: None*
- (6) *Minimum rear yard: None*
- (7) *Maximum height of structures: 45 feet*

**B. Ingress, Egress and Circulation:**

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.*
  - a. Vehicular access to the Property shall be by way of Halsema Road, substantially as shown in the Site Plan. The final location of the access point is subject to the review and approval of the City's Traffic Engineer.
- (4) *Pedestrian Access.*
  - a. Pedestrian access shall be provided by sidewalks installed in accordance with the City of Jacksonville's Land Development Procedures Manual Section 2.2.5.

**C. Signs:**

- (1) One (1) street frontage sign per lot with changeable copy, not to exceed one (1) square foot for each linear foot of right of way frontage, to a maximum size of three hundred (300) square feet in area for every three hundred linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than two hundred (200) feet apart, as provided in the Zoning Code.
- (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 per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
- (4) Directional signs shall not exceed six (6) square feet each.
- (5) One Piling-mounted billboard per current City of Jacksonville design specifications; to be located within 100' perpendicular to Interstate-10 right of way line on site; double-sided, lighted, including L.E.D. option.
- (6) 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 100 square feet, or 35 percent 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 Part 13 of the Zoning Code. Only one flag containing a business logo or other advertising shall be permitted for 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.

#### **D. Landscaping:**

The Property shall be developed in accordance with the Part 12, sub-part C, Landscape Regulations of the Zoning Code. A ten foot (min.) landscape buffer shall be provided along Powell Road to the South of the subject Property with landscaping to be located between the property line and the fence.

#### **E. Fencing:**

A 85 percent opaque ten foot (min.) high wood or vinyl fence or ten foot (min.) high vegetation or earth berm or combination of berm and fence at least ten foot high along the Powell Road property line and the existing fence will remain along the Interstate 10 right-of-way on the North property line.

#### **F. Lighting:**

To minimize unreasonable interference or impact on any residential zoning districts outside the PUD, 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 ("fc") in the building or parking areas that are located adjacent to residential areas. All lighting lamp sources within parking and pedestrian areas shall be metal halide, L.E.D. or compact fluorescent. The maximum light pole height in all parking areas should not exceed forty feet (40').

#### **G. Utilities**

Water will be provided by Private Well or JEA.

Sanitary sewer will be provided by Septic System or JEA.

Electric will be provided by JEA.

#### **H. Wetlands**

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

## **I. Phase Schedule of Construction**

The Project will be completed in one phase with a start date of December 2013 and a completion of December 2014.

## **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 then 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 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community, in that it:

- A. Is more efficient than would be possible through strict application of the Industrial Light Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Incorporates a reduction of allowed Industrial Light uses, building height restrictions and requires a visual screen buffer along Powell Road;
- D. Will promote the purpose and intent of the City of Jacksonville 2030 Comprehensive Plan.

## **VI. PUD REVIEW CRITERIA**

### **DESCRIBE THE PROJECT AS IT RELATES TO EACH CRITERIA**

#### ***A. Consistency with Comprehensive Plan.***

The proposed PUD is consistent with the following Goals, Objectives and Policies of the 2030 Comprehensive Plan, Future Land Use Element:

Policy 1.1.24 The City will encourage new development to locate in the Urban Core, Southwest, North and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.

GOAL 3 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 uses.

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.

Policy 3.2.24 Based on criteria in this element, the City shall review the need for new Industrial Land Use areas in the western area of the City (I-10/US-90/SR 301 area) by 2012 in lieu of expanding the urban residential development pattern in this area.

**B. *Consistency with the Concurrency and Mobility Management System. The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency and Mobility Management System Office (CMMSO)***

The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency and Mobility Management System Office and it has been assigned Mobility Number: 83055 and City Development Number: 8839.001.

**C. *Allocation of Residential Land Use.***

N/A

**D. *Internal Compatibility/Vehicular Access.***

Vehicular access shall be provided from Halsema Road, access shall be prohibited from Powell Road.

**E. *External Compatibility/Intensity of Development.***

The proposed uses contained in this PUD are compatible with the existing industrial uses North of the property on Halsema Road.

**F. *Recreation/Open Space.***

N/A

**G. *Impact on Wetlands.***

N/A

**H. *Listed Species Regulations.***

N/A

**I. *Off-Street Parking & Loading Requirements.***

The number, size and location of parking spaces and loading area will be in accordance with Part 6 of the Zoning Code.

**J. *Sidewalks, Trails, and Bikeways.***

Sidewalks will be provided, if required, in accordance with the 2030 Comprehensive Plan.

**K. *Stormwater Retention.***

Stormwater retention will be provided as required under applicable City and SJRWMD regulations.

**L. *Utilities.***

Utilities will be provided by JEA and/or private well/septic system.