

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2013-670 TO**

**PLANNED UNIT DEVELOPMENT**

**OCTOBER 24, 2013**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2013-670** to Planned Unit Development.

<b><i>Location:</i></b>	4930 Imeson Road
<b><i>Real Estate Number(s):</i></b>	003423-0800, 003423-0810, 003423-0830
<b><i>Current Zoning District:</i></b>	Planned Unit Development (PUD 1987-1171, 2004-911)
<b><i>Proposed Zoning District:</i></b>	Planned Unit Development (PUD)
<b><i>Current Land Use Categories:</i></b>	Community General Commercial (CGC) Light Industrial (LI)
<b><i>Planning District:</i></b>	Northwest, 5
<b><i>City Council District:</i></b>	The Honorable E. Denise Lee, District 8
<b><i>Applicant/Agent:</i></b>	Thomas Ingram, Esq. Ackerman Senterfitt 50 North Laura Street, Suite 3100 Jacksonville, Florida 32202
<b><i>Owner:</i></b>	Peter Anderson Stone Mountain Industrial Park, Inc. 4102 Bulls Bay Highway Jacksonville, Florida 32219
<b><i>Staff Recommendation:</i></b>	<b>APPROVE WITH CONDITIONS</b>

### **GENERAL INFORMATION**

Application for Planned Unit Development **2013-670** seeks to rezone approximately 23.3 acres of land from PUD to PUD. The rezoning to PUD is being sought to reduce the size of the commercial parcel and expand the area for light industrial, warehouse uses for the existing buildings. There is a companion application Notice of Proposed Change (NOPC) for the Westside Industrial Park Development of Regional Impact (DRI).

### **CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

*(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?*

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) and Light Industrial (LI) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The PUD proposes warehousing, light manufacturing uses which are allowed in both the CGC and LI land use categories. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code. Descriptions of the categories are noted below.

#### **GCG – GENERAL USES**

***Principal Uses:*** Commercial retail sales and service establishments including auto sales; Restaurants; Hotels and motels; Offices, Business and Professional Offices including veterinary offices; Financial institutions; Commercial recreational and entertainment facilities; Auto repair and sales and Filling stations.

***Secondary Uses:*** Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Group care facilities; Transportation terminals and facilities (but not freight or truck terminals); Personal property storage establishments; and Building trade contractors.

***Accessory Uses:*** Warehousing, light manufacturing and fabricating may be permitted provided it is part of a commercial retail sales or service establishment, and the accessory use shall be located on a road classified as collector or higher on the Functional Highway Classification Map.

#### **LI - GENERAL USES**

***Principal Uses:*** Light assembly and manufacturing; Packaging; Processing; Manufacturing of paints, enamels and allied products; Concrete batching plants; Storage/warehousing; Research

and development activities; Transportation terminals; Radio/T.V. studios; Transmission and relay towers; Yard waste composting; Recycling facilities; Business/professional offices; Medical clinics; Veterinary offices; and Vocational/trade schools and building trade contractors.

**Secondary Uses:** Secondary uses shall be permitted pursuant to the Industrial land use introduction. In addition, the following secondary uses may also be permitted: Railroad yards; Truck terminals; Bus and rail stations; Solid waste management facilities including composting and recycling operations; Institutional uses and public facilities; Utility plants and facilities; Broadcasting studios including transmitters; and Telephone and cellular phone towers.

*(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?*

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

*(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?*

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

*(1) Consistency with the 2030 Comprehensive Plan*

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC) and Light Industrial (LI). This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**F.L.U.E. Policy 1.1.12** 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.

**F.L.U.E. Policy 3.2.1** The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

**F.L.U.E. Policy 3.2.2** The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

*(2) Consistency with the Concurrency Mobility and Management System*

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. The Westside Industrial Park falls under the VPAC #1066 and is exempt from concurrency review.

*(3) Allocation of residential land use*

This proposed Planned Unit Development intends to utilize lands for a multi-use development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

*(4) Internal compatibility*

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

Traffic and pedestrian circulation patterns: The proposed PUD does not change the vehicular or pedestrian circulation patterns of the existing development.

The use and variety of building setback lines, separations, and buffering: The proposed PUD does not change the setbacks, separations or buffers of the existing development.

The separation and buffering of vehicular use areas and sections of vehicular use areas: The proposed PUD maintains the separation and buffering requirements for vehicular areas of the existing PUD.

The particular land uses proposed and the conditions and limitations thereon: The proposed PUD is not adding new land uses that are not already approved in the existing PUD.

Compatible relationship between land uses in a mixed use project: The uses included in the PUD are uses typically found in the IL and CCG-1 zoning Districts, which the Department feels are compatible and will not create any adverse impacts to each other.

*(5) External Compatibility*

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The proposed development is located in an industrial park. There are areas of residential zoning districts on the south side of Pritchard Road. The north side of the road contains industrial warehouse and distribution uses. The proposed PUD is appropriate at this location as it complements the existing industrial, office and commercial uses in the immediate area.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LI	PUD (87-1171)	UPS facility
South	LDR	RLD-60	Single family dwelling
	CGC	PUD (09-797)	Undeveloped
East	HI	IL	Undeveloped
West	LI	PUD (87-1171)	Warehouse, distribution uses

*(6) Intensity of Development*

The proposed development is consistent with the CGC and LI functional land use categories as a multi-use industrial development. The PUD is appropriate at this location due to its proximity to I-295.

*(7) Usable open spaces plazas, recreation areas.*

The project will be developed with the required amount of open space. No recreation area is required.

*(8) Impact on wetlands*

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

*(9) Listed species regulations*

No wildlife survey was required as the project is less than the 50-acre threshold.

*(10) Off-street parking including loading and unloading areas.*

The site will be developed in accordance with Part 6 of the Zoning Code.

*(11) Sidewalks, trails, and bikeways*

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on October 17, 2013, the required Notice of Public Hearing sign was posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2013-670** be **APPROVED with the following conditions:**

1. The subject property is legally described in the original legal description dated August 8, 2013.
2. The subject property shall be developed in accordance with the original written description dated September 16, 2013.
3. The subject property shall be developed in accordance with the original site plan dated August 16, 2013.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated October 10, 2013 or as otherwise approved by the Planning and Development Department.

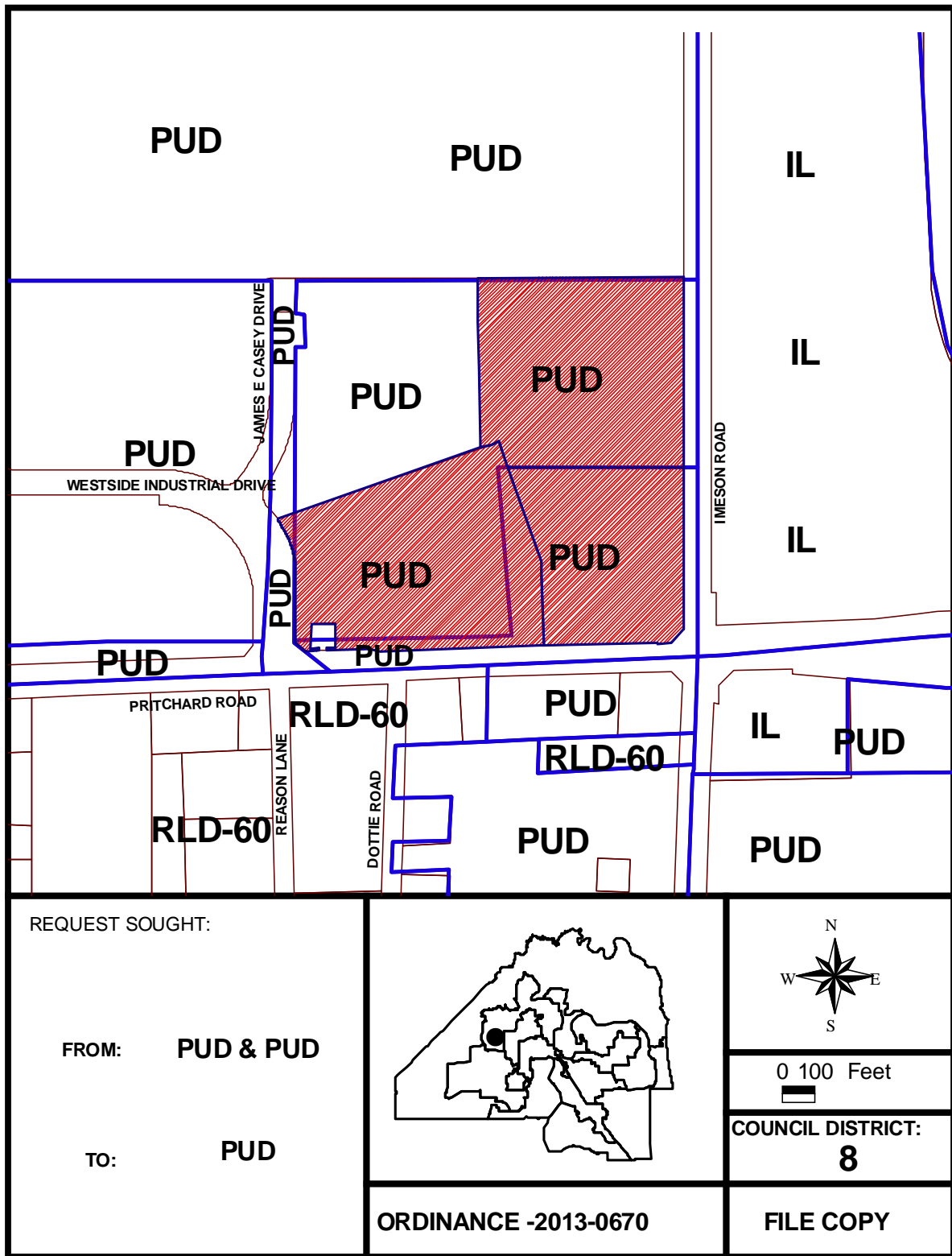




View from Pritchard Road









October 10, 2013

## MEMORANDUM

TO: Bruce Lewis  
Planning and Development Department

FROM: Lisa King  
Traffic Technician Senior

Subject: **Westside Industrial Park PUD**  
**R-2013-00670 fka R-2004-911 & 90-677-429**

Upon review of the referenced application, and based on the information provided to date, the Development Services Division has the following comments:

1. Proposed driveway access to Imeson Rd shall be located as far from signalized intersection as possible & minimum 250' from edge of pavement of Pritchard Rd. A left turn on Imeson Rd may be required if parcel labeled *Commercial C* RE# 003423 0800 is developed (beyond the proposed expansion of the existing building shown on Site Plan).
2. Internal cross accesses shall be located a minimum of 100' from edge of pavement of Pritchard Rd and Imeson Rd (if proposed).
3. Written Description states that neither will sidewalks be provided nor payment to sidewalk fund. The undeveloped parcel is a corner lot at a signalized intersection. Provide sidewalks in accordance with the 2030 Comprehensive Plan and Section 2 of the Land Development Procedures Manual.
4. Signs, fence, walls and landscaping shall be located so that horizontal line of sight is not blocked. Use FDOT Design Standards Index 546

**Please understand that this does not constitute approval of the design elements.** Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.

R-2013-0670 Westside Industrial Park aka R-2004-911 & 90-677-429

PLANNING AND DEVELOPMENT

## Application For Rezoning To PUD

### Planning and Development Department Info

**Ordinance #** 2013-0670 **Staff Sign-Off/Date** BEL / 08/22/2013

**Filing Date** N/A **Number of Signs to Post** N/A

#### Hearing Dates:

**1st City Council** 10/22/2013 **Planning Commission** 10/24/2013

**Land Use & Zoning** 11/05/2013 **2nd City Council** N/A

**Neighborhood Association** CISCO GARDENS CIVIC ASSOC, PICKETTVILLE GARDEN CIVIC CLUB

**Neighborhood Action Plan/Corridor Study** NEW KINGS CORRIDOR

### Application Info

**Tracking #** 438

**Application Status** PENDING

**Date Started** 07/18/2013

**Date Submitted** 07/22/2013

### General Information On Applicant

Last Name	First Name	Middle Name
INGRAM	THOMAS	O

#### Company Name

AKERMAN SENTERFITT

#### Mailing Address

50 NORTH LAURA ST, STE 3100

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
9047983700	9047983730	THOMAS.INGRAM@AKERMAN.COM

### General Information On Owner(s)

☐ Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
ANDERSON	PETER	

#### Company/Trust Name

STONE MOUNTAIN INDUSTRIAL PARK, INC.

#### Mailing Address

4102 BULLS BAY HIGHWAY

City	State	Zip Code
JACKSONVILLE	FL	32219

Phone	Fax	Email
9046952452		PANDERSON@PATTILLORE.COM

### Property Information

**Previous Zoning Application Filed For Site?** ☒

**If Yes, State Application No(s)** ORD. 2004-911-E, ORD. 90-677-429

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District

<b>Map</b>	003423 0800	8	5	PUD	PUD
<b>Map</b>	003423 0810	8	5	PUD	PUD
<b>Map</b>	003423 0830	8	5	PUD	PUD

**Ensure that RE# is a 10 digit number with a space (##### #)**

**Land Use Category Proposed?** ☐

**If Yes, State Land Use Application #**

**Land Use Category**

LI

**Total Land Area (Nearest 1/100th of an Acre)** 23.30

**Development Number**

**Proposed PUD Name** WESTSIDE INDUSTRIAL PARK

### Justification For Rezoning Application

PLEASE SEE ATTACHED JUSTIFICATION. NOTE THAT FOR PURPOSES OF COMPLETING THE APPLICATION ON THE PORTAL, THE LI CATEGORY WAS SELECTED ABOVE - A LAND USE CATEGORY MUST BE CHOSEN IN ORDER FOR THE AUTOMATED SYSTEM TO ALLOW THE USER TO GO TO THE NEXT SCREEN. THE WESTSIDE INDUSTRIAL PARK DRI IS VESTED FROM THE COMPREHENSIVE PLAN, THOUGH THE CITY'S FUTURE LAND USE MAP SHOWS THE LANDS THAT ARE THE SUBJECT OF THIS APPLICATION AS BEING A COMBINATION OF CGC AND LI LAND USES.

### Location Of Property

#### General Location

WESTSIDE INDUSTRIAL PARK, NW CORNER OF IMESON ROAD AND PRITCHARD ROAD

House #	Street Name, Type and Direction	Zip Code
4390	IMESON RD	32219

#### Between Streets

JAMES E. CASEY DRIVE and IMESON ROAD

### Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** ☒ A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** ☒ Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** ☒ Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** ☒ Binding Letter.
- Exhibit D** ☒ Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** ☒ Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

**Exhibit F** ☒ Land Use Table

**Exhibit G** ☒ Copy of the deed to indicate proof of property ownership.

### Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

**Exhibit H** ☒ Aerial Photograph.

**Exhibit I** ☐ Listed Species Survey (If the proposed site is greater than fifty acres).

**Exhibit J** ☒ Other Information as required by the Department  
(i.e.-\*building elevations, \*signage details, traffic analysis, etc.).

**Exhibit K** ☐ Site Location Map.

### Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent MUST BE PRESENT at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

### Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

☒ Agreed to and submitted

### Filing Fee Information

**1) Rezoning Application's General Base Fee:** \$2,000.00

**2) Plus Cost Per Acre or Portion Thereof**

**23.30 Acres @ \$10.00 /acre:** \$240.00

**3) Plus Notification Costs Per Addressee**

**14 Notifications @ \$7.00 /each:** \$98.00

**4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,338.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

# ORDINANCE \_\_\_\_\_

## Legal Description

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Westside Industrial Park  
Jacksonville, FL

WESTSIDE INDUSTRIAL PARK UNIT I (rev. 8/16/13)

A PART OF LOT 7, WESTSIDE INDUSTRIAL PARK UNIT 1, AS RECORDED IN PLAT BOOK 46, PAGES 84 THROUGH 84E, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 1, SOUTH, RANGE 25 EAST OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Begin at the southwesternmost point of the mitred intersection of the northern right of way Pritchard Road (variable r/w) and the western right of way of Imeson Road (80' r/w); running thence along the northern right of way of Pritchard Road (variable r/w) S 87°51'00" W a distance of 41.71 feet to a point; running thence along said right of way N 01°08'55" W a distance of 3.14 feet to a point; running thence along said right of way S 88°50'53" W a distance of 365.35 feet to a point; running thence along said right of way S 87°51'02" W a distance of 492.18 feet to a point; running thence along said right of way N 78°39'13" W a distance of 34.28 feet to a point; running thence along said right of way S 87°50'44" W a distance of 130.67 feet to a point; running thence and leaving said right of way N 0°29'10" E a distance of 7.50 feet to a point; running thence N 87°51'00" E a distance of 25.03 feet to a point; running thence N 0°29'10" E a distance of 75.08 feet to a point; running thence S 87°51'00" W a distance of 75.08 feet to a point; running thence S 0°29'10'00" W a distance of 75.08 feet to a point; running thence N 87°51'00" E a distance of 25.03 feet to a point; running thence N 0°29'10" E a distance of 7.49 feet to a point lying on the northern right of way of Pritchard Road (variable r/w); running thence along said right of way S 87°50'44" W a distance of 43.28 feet to a point lying on the mitred intersection of the northern right of way of Pritchard Road (variable r/w) and the eastern right of way of Westside Industrial Drive (130' r/w); running thence along said mitred intersection N 47°10'04" W a distance of 40.26 feet to a point lying on the eastern right of way of Westside Industrial Drive (130' r/w); running thence along said right of way N 0°00'00" W a distance of 225.82 feet to a point; running thence along said right of way and a curve to the left (said curve having a chord bearing of N 19°55'44" W, a chord distance of 163.34 feet, and a radius of 440.00 feet) an arc distance of 75.79 feet to a point; running thence and leaving said right of way N 70°44'05" E a distance of 658.48 feet to a point; running thence N 01°12'51" W a distance of 526.08 feet to a point; running thence N 89°47'08" E a distance of 640.00 feet to a point lying on the western right of way of Imeson Road (60' r/w); running thence along said right of way S 0°12'51" E a distance of 1085.71 feet to a point lying on the northeasternmost point of the mitred intersection of the western right of way of Imeson Road (80' r/w) and the northern right of way of Pritchard Road (variable r/w); running thence along said mitred intersection S 42°21'27" W a distance of 56.43 feet to a point and the POINT OF BEGINNING.

Said tract or parcel contains 23.2 acres.

Property Ownership Affidavit

Date: July 19, 2013

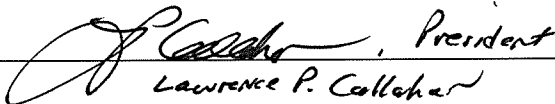
Jacksonville City Council  
117 West Duval Street, 4th Floor  
Jacksonville, Florida 32202

Jacksonville Planning & Development  
Department  
214 North Hogan Street, Suite 300  
Jacksonville, Florida 32202

To Whom It May Concern:

I, Lawrence P. Callahan, as President of STONE MOUNTAIN INDUSTRIAL PARK, INC., hereby certify that it is the Owner of the property described in the attached legal description (Exhibit 1), in connection with filing applications for rezoning, submitted to the Jacksonville Planning & Development Department.

**STONE MOUNTAIN INDUSTRIAL PARK, INC.,** a  
Georgia corporation

 President  
Lawrence P. Callahan

STATE OF Georgia  
COUNTY OF Gwinnett

The foregoing affidavit was sworn and subscribed before me this 19<sup>th</sup> day of July, 2013, by Lawrence P. Callahan, as President of STONE MOUNTAIN INDUSTRIAL PARK, INC.

  
Notary Signature

Personally Known ☒ OR Produced Identification ☐  
Type of Identification Produced \_\_\_\_\_

JILLIAN WEBB  
Notary Public, Gwinnett County, Georgia  
My Commission Expires July 13, 2016



Agent Authorization

Date: July 19, 2013


City of Jacksonville  
Planning & Development Department  
Ed Ball Building  
214 North Hogan Street  
Suite 300  
Jacksonville, FL 32202

Re: Agent Authorization for **Westside Industrial Park**

To Whom It May Concern:

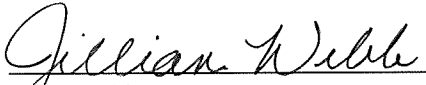
You are hereby notified that the undersigned is the owner of the property located at 4390 Imeson Road and 7735 Westside Industrial Drive, Jacksonville, Florida, and is the master developer of the Westside Industrial Park project. This property is more specifically described in the attached Exhibit 1. I hereby authorize Thomas O. Ingram, Esq. of Akerman Senterfitt to act as agent regarding applications for zoning, to amend the Westside Industrial Park DRI and pursue other development-related applications for the above-referenced property. I authorize him to file these applications and such other documents as may be necessary or appropriate for such applications.

**STONE MOUNTAIN INDUSTRIAL PARK, INC.,** a  
Georgia corporation

  
By: Lawrence P. Callahan  
Its President

STATE OF GEORGIA  
COUNTY OF GWINNETT

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of July, 2013,  
by Lawrence P. Callahan, as President of STONE MOUNTAIN INDUSTRIAL PARK, INC.

  
Notary Signature

Personally Known ✓ OR Produced Identification \_\_\_\_\_  
Type of Identification Produced \_\_\_\_\_

JILLIAN WEBB  
Notary Public, Gwinnett County, Georgia  
My Commission Expires July 13, 2016

EXHIBIT C

**Binding Letter**

July 19, 2013

City of Jacksonville  
Planning & Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, Florida 32202

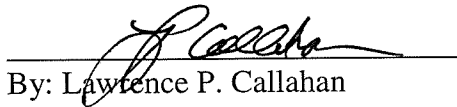
Re: 4390 Imeson Road and 7735 Westside Industrial Drive (part of Westside Industrial Park)

To Whom It May Concern:

You are hereby advised that the undersigned, owner of the above-referenced property, being more particularly described in the attached PUD application, agrees to bind its successors in title to development in accordance with (a) the site plan and the written description of the proposed development plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

**STONE MOUNTAIN INDUSTRIAL PARK, INC.,** a  
Georgia corporation

  
By: Lawrence P. Callahan  
Its President

# **EXHIBIT D**

## **PUD Written Description**

**Westside Industrial Park**  
**September 16, 2013 (revised from July 18, 2013)**

### **PROJECT DESCRIPTION**

This application is to adjust the internal boundary between a commercial area and a light industrial area within a small portion of the Westside Industrial Park DRI, near the intersection of Imeson Road and Pritchard Road. The lands included in this application are described in Exhibit 1 of the application and referred to herein as the "Property." The commercial area of the Property would be reduced in size from approximately 7 acres (some of which includes stormwater ponds) to approximately 2.9 acres. The allowable development and criteria under the existing PUD for the smaller commercial site would not change, and none of the zoning on the remaining portion of the commercial area would change. Access would be provided to the commercial site via an existing driveway on Imeson Road and by a new access point on Imeson Road, as generally shown on the Site Plan. On the remaining commercial lands within the Property, the current PUD allows uses allowed and allowable by exception consistent with the CN zoning district as it existed in 1990 (the time of the last zoning approval), plus allowing banks with drive-thru by right. Gas stations in conjunction with a retail outlet for sale of food are allowable by exception.

The additional industrial acreage within the Property would be governed by the same provisions as are in effect for the Light Industrial Park portion of this project, which are generally as follows: uses consistent with the IS zoning district as it existed in October, 1990 (warehouse, distribution, offices, etc.); minimum yard setbacks – 50 feet front, 25 side, 25 rear; maximum height 35 feet except that height may be unlimited where the building is set back on all sides not less than one horizontal foot for each five vertical feet in excess of 35 feet.

A copy of the current PUD, adopted by Ordinance 90-677-429, is attached.

This change will facilitate the expansion of an existing warehouse as desired by an existing user within the Industrial Park.

Stone Mountain Industrial Park, Inc. is the original developer of Westside Industrial Park and continues to own most of the land as well as actively manage and maintain the project and landscaping along Pritchard Road. More particularly, the Property is part of a larger PUD/DRI of which Stone Mountain Industrial Park, Inc. is the primary owner and upon which property covenants, conditions, and restrictions have been recorded and a property association established. Stone Mountain Industrial Park, Inc. and/or the property association will continue to maintain all areas not operated by the City, including but not limited to parking areas, driveways and landscaping in areas not dedicated to the City. No dedication of internal driveways or parking areas is proposed as part of this application.

This PUD is for a 23.3 acre portion of Westside Industrial Park. For simplicity, and in recognition of the original commercial-industrial boundaries being based upon a planning map rather than a legal description, an area larger than the actual 4.4 acres at issue has been included in this application.

The developers working on the project are Peter Anderson and Rusty McKellar (both with Pattillo Industrial), and the engineer working on the project is Jason Houston (with Houston Engineering).

#### JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION

The proposed project is consistent with the general purpose and intent of the City of Jacksonville land use regulations.

The proposed Planned Unit Development differs from the usual application of the provisions of the Zoning Code. The Westside Industrial Park project has been in a Planned Unit Development zoning from its inception to provide additional detail and flexibility as to the development of a mixed use Development of Regional Impact. A Planned Unit Development Zoning is appropriate in this instance to help maintain the continuity of development of this parcel with the development of the remainder of the Westside Industrial Park Project, to allow for a mix of light industrial and commercial uses in the tract that is the subject of this application, and to allow flexibility that a conventional zoning district would not provide.

The enclosed square footage of development on the land that is the subject of this application will be consistent with that allowed by the Development of Regional Impact and the limitations on lot coverage that are in the provisions of the existing PUD to be amended by this application. The proposed expansion of the southerly warehouse is approximately 46,000 square feet, and construction is expected to commence in the first quarter of 2014 (subject to market factors). The size and timing of development of the commercial site and any expansion of the northerly light industrial building should commence within the next five to ten years (subject to market forces) and shall be consistent with the requirements of the Development of Regional Impact and this PUD.

#### PUD REVIEW CRITERIA, § 656.341(d)

A. Consistency with Comprehensive Plan. The Westside Industrial Park DRI is vested from the Comprehensive Plan. Vesting of Development Activities Determination (VODAD) number 94-002 was issued for this project on April 29, 1994 by then-Director W. Ray Newton. A copy has been provided to the Planning and Development Department. This proposed rezoning is for a change which is a nonsubstantial deviation to the DRI and would therefore not affect the project's vested status.

B. Consistency with the Concurrency Management System. The Westside Industrial Park DRI, of which this Property is a part, is vested from the Concurrency Management System. Vested Property Affirmation Certificate number 1066 was issued for the Westside Industrial Park DRI on May 29, 1991.

- C. Allocation of Residential Land Use. No residential uses are proposed.
- D. Internal Compatibility/Vehicular Access. The uses proposed within the Property are compatible with each other. The existing PUD and proposed PUD would provide for access to the commercial site via Pritchard Road, an existing access point. An additional access point is proposed for the commercial site on Imeson Road.
- E. External Compatibility/Intensity of Development. The proposed project is consistent with the existing and planned uses of the surrounding properties, and will not have any avoidable or undue adverse impact on existing or planned surrounding uses.
- F. Recreation/Open Space. At least 10 percent of the Property will be passive open space, which would include any areas used for retention.
- G. Impact on Wetlands. Any wetlands impacts will be permitted by the St. Johns River Water Management District and/or the U.S. Army Corps of Engineers, as applicable.
- H. Listed Species Regulations. Development of the project will comply with the Endangered Species Act and other laws concerning the protection of listed species.
- I. Off-Street Parking & Loading Requirements. Parking ratios based on existing parking and building area may be maintained at the option of the developer, irrespective of the parking maximums provided for in the Zoning Code.
- J. Sidewalks, Trails and Bikeways. No change is proposed to the existing infrastructure along Pritchard and Imeson Roads as part of development within the Property. Currently there are bike lanes along Pritchard Road and a sidewalk along the south side of Pritchard Road. Similarly, no contribution to the sidewalk fund would be required as a condition of development within the Property.
- K. Stormwater Retention. Stormwater treatment facilities will be designed and installed in accordance with the rules of the St. Johns River Water Management District.
- L. Utilities. Utilities will be provided by JEA.

Other Information Requested by the Planning and Development Department:

Signage. Signage within this PUD will comply with the signage regulations of the current Zoning Code.

Existing Site Characteristics. The Property is generally flat and is currently partially developed with light industrial uses as well as stormwater retention areas. A vacant area exists at the northwesterly corner of Imeson Road and Pritchard Road. The lands along Pritchard Road and Imeson Road currently have a grassed or landscaped berm area along the road frontages. The undeveloped lands within the Property contain areas of trees, lawns and a man-made detention pond. The area around the detention pond has been used as a pasture for about forty years. There

is a distribution building located on the Property that is approximately 50,000 square feet, and the commercial buildings on the Property total approximately 20,000 square feet.

#### APPLICANT INFORMATION

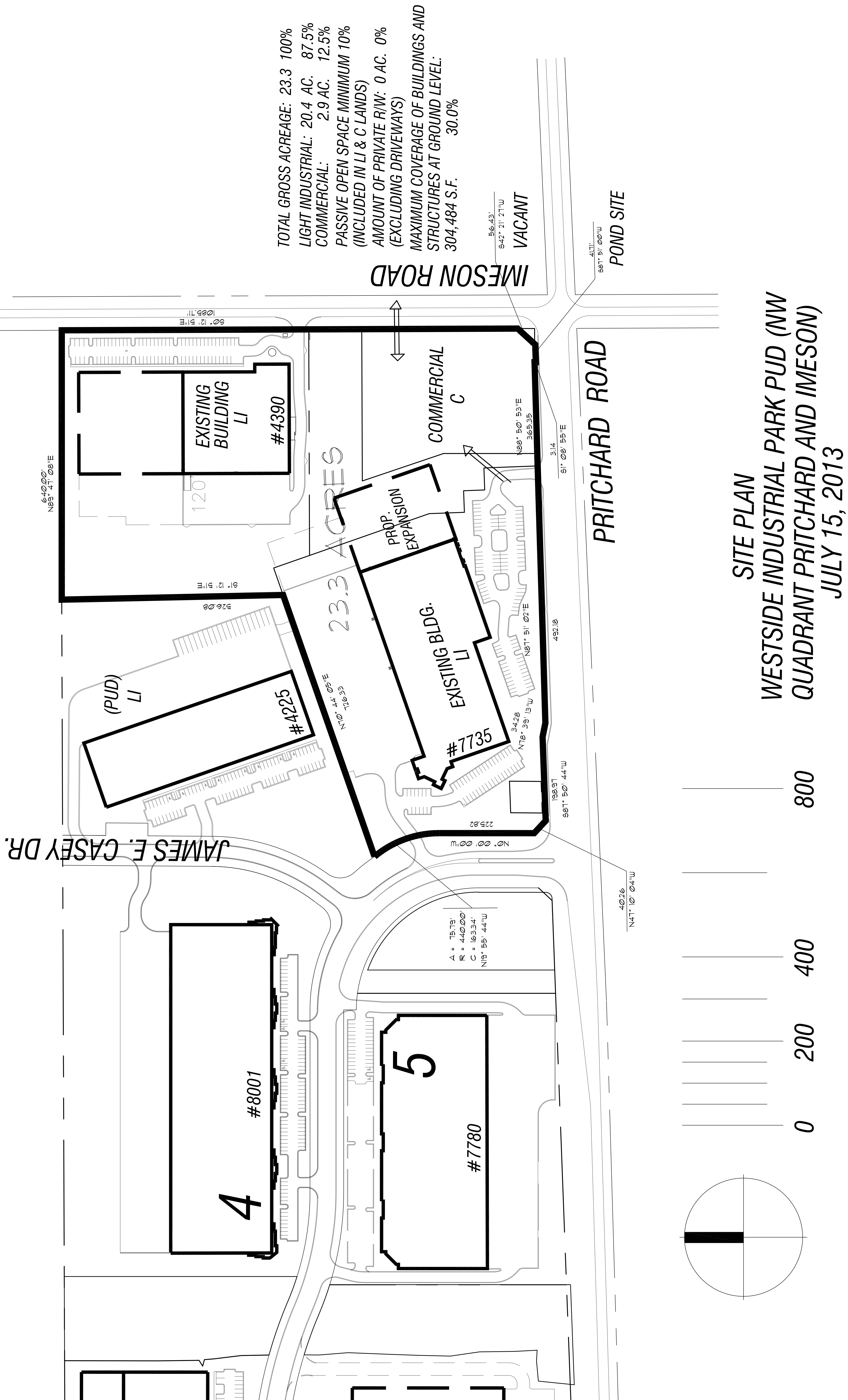
Agent: Thomas O. Ingram, Esq.  
Akerman Senterfitt  
50 N. Laura Street, Suite 3100  
Jacksonville, FL 32202  
(904) 798-3700  
thomas.ingram@akerman.com

Engineer: Jason R. Houston, P.E.  
Houston Engineering, Inc.  
1424 Veterans Drive, Suite 3  
Conyers, Georgia 30012  
(770) 761-1280

#### Project Planning:

Rusty McKellar, Director of Land & Development  
Pattillo  
5830 East Ponce De Leon Avenue  
Stone Mountain, Georgia 30083  
(770) 938-6366

# SITE PLAN



**August 16, 2013**



**EXHIBIT F**

**PUD Name: Westside Industrial Park**

<b>Total Gross Acreage</b>	<b>23.3 Ac.</b>	<b>100%</b>
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**Amount of each different use by acreage**

<b>Single family</b>	<b>0 Ac.</b>	<b>0%</b>
<b>Total number of dwelling units</b>	<b>0</b>	

<b>Multiple family</b>	<b>0 Ac.</b>	<b>0%</b>
<b>Total number of dwelling units</b>	<b>0</b>	

<b>Commercial</b>	<b>2.9 Ac.</b>	<b>12.5%</b>
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<b>Industrial</b>	<b>20.4 Ac.</b>	<b>87.5%</b>
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<b>Other land use</b>	<b>0 Ac.</b>	<b>0%</b>
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<b>Active recreation and/or open space</b>	<b>0 Ac.</b>	<b>0%</b>
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<b>Passive open space</b>	<b>2.33 (min)</b>	<b>10%</b>
<b>(included in industrial and commercial lands)</b>		

<b>Public and private right-of-way</b>	<b>0 Ac.</b>	
<b>(excluding driveways)</b>		

<b>Maximum coverage of buildings and structures at ground level</b>	<b>304,484 s.f.</b>	<b>30%</b>
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**July 19, 2013**

SPECIAL WARRANTY DEED OF EXCHANGE

THIS INDENTURE, made this 8<sup>th</sup> day of June, 1987, between N.G. WADE INVESTMENT COMPANY, a Florida corporation, whose post office address is 569 Edgewood Avenue South, Jacksonville, Florida 32205, hereinafter called the "Grantor," and STONE MOUNTAIN INDUSTRIAL PARK, INC., a Georgia corporation, whose post office address is 2053 Mountain Industrial Boulevard, Tucker, Georgia 30084, hereinafter called the "Grantee."

## W I T N E S S E T H :

That the said Grantor for and in consideration of the sum of ten dollars, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land, to-wit:

SEE EXHIBIT "A" attached hereto  
Subject to those matters set forth on Exhibit "B."

TO HAVE AND TO HOLD the same unto the said Grantee in fee simple.

And the said Grantor does hereby covenant with the said Grantee that, except as above noted, at the time of the delivery of this deed the premises were free from all encumbrances made by Grantor, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed sealed and  
delivered in the  
presence of:

N.G. WADE INVESTMENT COMPANY

Bessie R. Duke  
(Witness)  
Rail E. Turpen  
(Witness)

By W.A. McArthur (SEAL)  
W.A. MCARTHUR  
Its Vice President

THIS INSTRUMENT WAS PREPARED BY  
JOHN SEFTON, Attorney  
1700 FIRST UNION BUILDING  
JACKSONVILLE, FLORIDA 32202

OFFICIAL RECORDS

STATE OF FLORIDA )

COUNTY OF DUVAL )

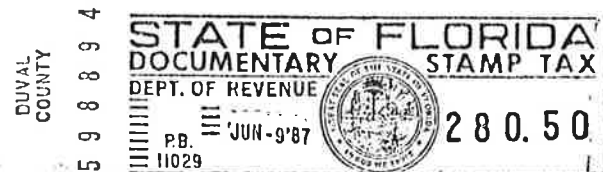
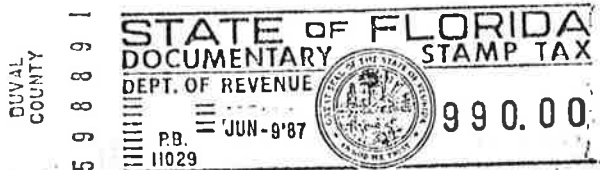
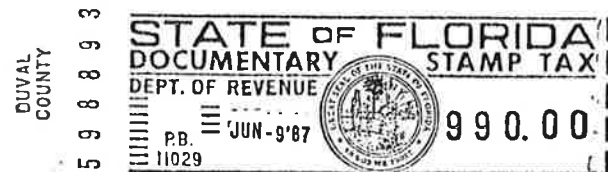
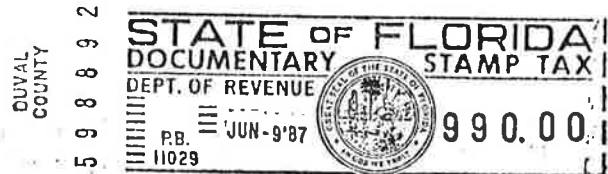
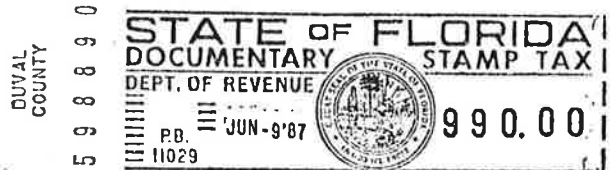
*gk* The foregoing instrument was acknowledged before me this  
8 day of June, 1987, by the Vice President of N.G. Wade Invest-  
 ment Company, a Florida corporation, on behalf of said corpora-  
 tion.



PS18WIRSW2

*John T. Sefton*  
 Notary Public

My commission expires:



## EXHIBIT "A"

A PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOGETHER WITH ALL OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOGETHER WITH A PART OF THE NORTHEAST 1/4 OF SECTION 34, TOGETHER WITH TRACT 16, BLOCK 1, SECTION 34, LYING IN PICKETT LAND COMPANY FARMS SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA TOGETHER WITH PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOGETHER WITH A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOGETHER WITH PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOGETHER WITH PART OF THE EAST 14 ACRES OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOGETHER WITH THAT PART OF THE NORTHEAST 1/4 OF SECTION 35, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF IMESON ROAD, ROAD NUMBER 548, (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED), ALL BEING IN TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF PRITCHARD ROAD, COUNTY ROAD NO. 24, (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH SAID WESTERLY RIGHT OF WAY LINE OF IMESON ROAD: THENCE SOUTH 87°51'00" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID PRITCHARD ROAD A DISTANCE OF 2896.57 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE NORTH 89°00'46" WEST CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF PRITCHARD ROAD A DISTANCE OF 397.99 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED TRACT 16, BLOCK 1; THENCE NORTH 00°59'32" EAST ALONG THE WESTERLY LINE OF SAID TRACT 16, BLOCK 1 AND ITS NORTHERLY PROJECTION THEREOF A DISTANCE OF 1350.24 FEET; THENCE SOUTH 89°43'46" EAST A DISTANCE OF 12.38 FEET; THENCE NORTH 08°59'56" WEST ALONG A LINE TO ITS INTERSECTION WITH THE NORTHERLY LINE OF SAID SECTION 34 A DISTANCE OF 1333.67 FEET; THENCE NORTH 89°38'27" EAST ALONG SAID NORTHERLY LINE OF SECTION 34 A DISTANCE OF 182.30 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27; THENCE NORTH 00°35'49" WEST ALONG THE WESTERLY LINE OF SAID EAST 1/2 A DISTANCE OF 1332.77 FEET TO THE NORTHWESTERLY CORNER OF SAID EAST 1/2; THENCE SOUTH 89°46'03" EAST ALONG THE NORTHERLY LINE OF SAID EAST 1/2 A DISTANCE OF 679.03 FEET TO THE NORTHWEST CORNER OF AFOREMENTIONED SOUTH 1/2 OF THE SOUTHWEST QUARTER OF SECTION 26; THENCE NORTH 88°10'55" EAST ALONG THE NORTHERLY LINE OF SAID SOUTH 1/2 A DISTANCE OF 1324.77 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE OF THE SOUTH 1/2; THENCE NORTH 88°34'26" EAST CONTINUING ALONG SAID NORTH LINE OF THE SOUTH 1/2 TO ITS INTERSECTION WITH AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF IMESON ROAD A DISTANCE OF 1279.32 FEET; THENCE SOUTH 00°12'51" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF IMESON ROAD A DISTANCE OF 1310.41 FEET; THENCE SOUTH 89°47'09" WEST A DISTANCE OF 430.00 FEET; THENCE NORTH 67°57'51" WEST A DISTANCE OF 900.00 FEET; THENCE SOUTH 89°47'09" WEST A DISTANCE OF 1260.11 FEET; THENCE SOUTH

00°12'51" EAST A DISTANCE OF 1840.78 FEET; THENCE NORTH 89°47'09" EAST ALONG A LINE TO ITS INTERSECTION WITH AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF IMESON ROAD A DISTANCE OF 2523.09 FEET; THENCE SOUTH 00°12'51" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE OF IMESON ROAD A DISTANCE OF 1160.00 FEET TO THE POINT OF BEGINNING. CONTAINING 202.43 ACRES MORE OR LESS

BS3WIGSV

## EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. All real estate taxes assessed subsequent to December 31, 1986.
2. That certain Parcel conveyed to Duval County, for drainage right-of-way as recorded in Deed Book 1483, page 155 of the current public records of Duval County, Florida.
3. That certain Grant of Easement recorded in Official Records Volume 2849, page 106, conveyed in Official Records Volume 3040, page 983, and in Official Records Volume 3293, page 753, of the current public records of Duval County, Florida.

BS3NGWPE1

87 JUN 9 All: 25

87-68393

FILED IN PUBLIC  
RECORDS OF DUVAL COUNTY, FLA.

CLERK OF CIRCUIT COURT





JACKSONVILLE, FLORIDA ▪ DUVAL COUNTY ▪ 960 ACRES  
*Westside Industrial Park*





Introduced by the Community and Economic Development Committee:



ORDINANCE 90-677-429

AN ORDINANCE REZONING PROPERTY HEREIN DESCRIBED,  
OWNED BY STONE MOUNTAIN INDUSTRIAL PARK, INC.,  
FROM "OR" DISTRICT TO "PUD" DISTRICT AS DEFINED AND  
CLASSIFIED UNDER THE ZONING CODE; PROVIDING AN  
EFFECTIVE DATE.

WHEREAS, Stone Mountain Industrial Park, Inc., the owner of the real property described in this ordinance has applied to the Council for a rezoning and reclassification of that property from OR District to PUD District; and

WHEREAS, the Planning Commission has considered the application and has rendered an advisory opinion; and

WHEREAS, the Community and Economic Development Committee, after due notice and public hearing, has made its recommendation to the Council; and

WHEREAS, taking into consideration the above recommendations, the Council finds that such rezoning is consistent with the comprehensive plan adopted under the Comprehensive Planning Ordinance for future development of the City of Jacksonville; and

WHEREAS, the Council finds that the proposed PUD does not affect adversely the orderly development of the City as embodied in the Zoning Code; will not affect adversely the health and safety of residents in the area; will not be detrimental to the natural environment or to the use of development or the adjacent properties in the general neighborhood; and the proposed PUD will accomplish the objectives of Section 656.331 (Planned Unit Development) of the Zoning Code of the City of Jacksonville; now, therefore

1 BE IT ORDAINED by the Council of the City of Jacksonville:

2 Section 1. **Property Rezoned.** The real property described in Section 2 is rezoned  
3 and reclassified from OR District to PUD District, as defined and classified under the  
4 Zoning Code, City of Jacksonville, Florida.

5 Section 2. **Owner and Description** The land rezoned by this ordinance is owned  
6 by Stone Mountain Industrial Park, Inc. and is described in Exhibit A attached hereto and  
7 by this reference made a part hereof.

8 Section 3. **Conditions.** The property described in Section 2 herein shall be  
9 developed subject to the following conditions, which conditions are hereby made a part  
10 of the PUD zoning district created by this ordinance:

11 (a) Notwithstanding the revised Patillo Development Park preliminary sketch plan  
12 dated November 11, 1987 and the accompanying revised written description of the  
13 intended plan of development, the allowable land uses including acreages and/or square  
14 footages thereof shall be limited to the area and land uses described in the Preliminary  
15 Development Agreement (PDA) executed by the Florida Department of Community  
16 Affairs, Northeast Florida Regional Planning Council and developer(s)/owner(s)  
17 unless/until amended and/or subsequent Development Order (DO) is approved pursuant to  
18 Section 380.06, Florida Statutes, depicting land uses including acreages and/or square  
19 footages not previously provided for.

20 (b) The subject property shall be developed in accordance with the revised sketch  
21 plan and revised written description of the intended plan of development dated  
22 November 11, 1987 and on file in the office of the Planning Department, except as  
23 herein modified (August 31, 1990).

24 (c) All stipulations contained in the Development Order should be satisfied and  
25 made part of the conditions of approval of this application.

26 (d) The rights-of-way on all roadways shown on the application shall be at least  
27 100 feet with the exception of the cul-de-sacs, which may be a minimum of 60 feet.  
28  
29

1 (e) If at anytime during construction of the development, any internal road  
2 segments or internal intersection drop below level of Service C, four lanes will be  
3 provided on the road segments and appropriate turn lanes added at the intersection.

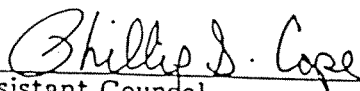
4 (f) Traffic signals shall be provided when warranted by the Traffic Engineering  
5 Division of the City of Jacksonville, in accordance with the provisions of the MUTCD,  
6 for intersections of the main development internal road with the internal roads shown in  
7 the site plan.

8 (g) All accesses to individual parcels shown on the application shall be designated  
9 at intersections in accordance with the Manual of Uniform Minimum Standards for  
10 Design, Construction and Maintenance for Streets and Highways, State of Florida. The  
11 access spacing shall be no closer than 250 feet.

12 (h) The posted speed on internal roadways shall be 30 miles per hour and the  
13 design speed on internal roadways shall be 35 miles per hour.

14 Section 4. Effective Date. This ordinance shall become effective upon signature  
15 by the Mayor or upon becoming effective without the Mayor's signature.

16  
17 Form Approved:

18  
19   
20 Assistant Counsel

21 lmt 10/24/90  
22  
23  
24  
25  
26  
27  
28  
29

PATTILLO DEVELOPMENT PARK

LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1  
SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA.

CONTAINING 42.21 ACRES, MORE OR LESS.

EXHIBIT A

90-677

ORDINANCE 90-677-429

CERTIFICATE OF AUTHENTICATION

ENACTED BY THE COUNCIL

October 23, 19 90



ERIC SMITH  
COUNCIL PRESIDENT

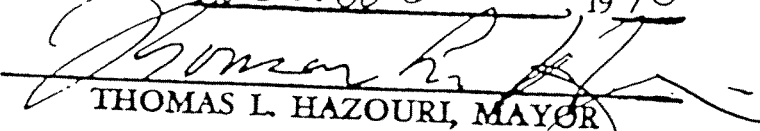
ATTEST



CHERYL D. KIDD  
SECRETARY TO THE COUNCIL

APPROVED

October 30, 19 90



THOMAS L. HAZOURI, MAYOR

REVISED

PATTILLO INDUSTRIAL PARK  
APPLICATION FOR  
PLANNED UNIT DEVELOPMENT

Prepared for:  
THE PATTILLO COMPANIES  
POST OFFICE BOX 67  
TUCKER, GEORGIA 30085-0067  
(404) 938-6366

Prepared by:  
BHR PLANNING GROUP, INC.  
1900 CORPORATE SQUARE BOULEVARD  
JACKSONVILLE, FLORIDA 32216  
(904) 721-2037

NOVEMBER 1990

PROJECT DESCRIPTION - AS APPROVED BY  
ORDINANCE 87-1171-742, WITH PROPOSED  
REVISIONS SHOWN IN ITALICS

PATTILLO DEVELOPMENT PARK  
PLANNED UNIT DEVELOPMENT APPLICATION  
(RETAIL, LIGHT INDUSTRY, OFFICE SERVICE, SINGLE FAMILY)

I. OVERVIEW

The Pattillo Development Park includes 920 acres located in the Northwest quadrant of the intersection of Imeson Road and Pritchard Road (See Exhibit A - Legal Description). The location is one mile west of the I-295 - Pritchard Road interchange. The development is planned to include the following uses:

<u>Land Use</u>	<u>Acres</u>	<u>Square Feet</u>	<u>Dwelling Units</u>
Retail Center	7	80,000	
Light Industry Park	527	9,000,000	
Office Service	120	2,000,000	
Single Family Residential	25		50
Lakes	64		
Roads	49		
Open Space	128		

The Pattillo property is located eight miles northwest of downtown Jacksonville in an area identified in the City's Comprehensive Land Use Plan as the Northwest Quadrant. The site, 0.5 miles west of Interstate 295, is approximately four miles north of the Interstate 295 and 10 interchange, and approximately 12 minutes driving time from Jacksonville International Airport. There are two major north-south rail corridors and two east-west rail lines within four miles of the site. Exhibit "B" (Project Location) shows the relationship of the site to regional features.



This property is on the fringe of existing urban development in Duval County. Because of the intermodal transportation opportunities in the Northwest Quadrant, the City Council of Jacksonville and the mayor's office have recently committed to the development of that area as an industrial/commercial district.

It is necessary to request a Planned Unit Development (PUD) designation in order to allow the creation of an efficient aesthetically pleasing commercial, industrial, office and residential facility that will enhance the desirability of the facility and minimize the negative impacts on surrounding development. The overall design is creative, utilizing the natural site features to accomplish a more desirable environment than would not be possible with a strict application of the minimum requirements of the zoning code.

## II. DEVELOPMENT DESCRIPTION

The attached PUD plan (Exhibit B) depicts the general locations and sizes of the proposed uses. The Pattillo Development Park will be developed within a campus-like setting to include three primary uses: 1) office, light industrial, warehousing, distribution, 2) commercial, 3) office service, and 4) residential. Vehicular access through development will be by curvilinear boulevards within *minimum 80-foot* rights-of-way. There will also be sixty-four (64) acres of lakes for surface water management and aesthetic appeal, and a 128-acre open space wetland preserve.

A 7.0-acre site at the intersection of Imeson and Pritchard Roads has been identified for retail commercial development. This site includes approximately 600 feet frontage on both roadways. It will be developed as a retail facility to include up to 80,000 square feet of gross leasable area. The specific commercial uses will be those required by the workers, residents and other uses of the Development Park for their everyday needs. This area will generally conform to the CN Classification of the Zoning Ordinance 656.313.

The office, light industrial, warehousing and distribution uses will occupy 527 acres of the park. This area could include up to 9,000,000 square feet of floor space that will be marketed by the Pattillo Company in individual buildings on sites ranging upward from one acre. The majority of the sites will be in the five to ten-acre range. Final size and configuration of these sites will depend upon market demand. This area will generally conform to the IS Classification of the Zoning Ordinance 656.321.

The office service park includes service oriented office uses. This area could be developed with up to 2,000,000 square feet of office and service uses. These uses will generally conform to the IS Classification of the Zoning Ordinance 656.321 with certain exclusions defined in IV.N of this Ordinance.

Vehicular access to the developments will accrue primarily from I-295 west along Pritchard Road. Pritchard Road is currently a 66-foot right-of-way, but is proposed to be widened to 100 feet. Imeson Road is currently an 80-foot right-of-way. Access points to the development from abutting roadways to the interior roadway system will be limited to three points on Pritchard Road and one point on Imeson Road. Access from the abutting roadways to individual development sites will be prohibited except for two access points to the UPS site from the Imeson Road, one shared access to the commercial tract and the light industrial site to the north on Imeson and one access to the commercial site from Pritchard. There will be no access to the development from Magill Road.

### III. DEVELOPMENT PHASING

The Pattillo Development Park has been designated as a Development of Regional Impact (DRI). An Application for Development Approval (ADA) is being prepared for the total property. The impacts of that will occur as a result of the total development will be assessed as part of the DRI process. A Pre-Development Agreement

(PDA) has been approved for the first phase of the development. This first phase includes 133.4 acres to be utilized for the UPS Regional Distribution Center (100 acres and 400,000 gross square feet) plus 33 acres for up to 360,000 square feet of light industry, warehousing and distribution. The UPS facility is scheduled for completion by the later part of 1988. The traffic impacts of the Phase I development are shown in Exhibits I, J-1, and J-2.

Final phasing and other planning for development of Phase II will be dependent upon the issuance of a Development Order by the City of Jacksonville pursuant to Chapter 380, Florida Statutes.

#### IV. DESIGN CONCEPTS

The Pattillo Development Park is a mixed use facility designed as a transitional use bordered by intense industrial uses on the east and low density single family development on the west. Because of the extremes of bordering uses, the development is designed to include a "stepping down" of land use intensity from east to west. Light industrial development is located next to the more intense off-site industry. A less intense blend of office service development is located on the central portion of the property as a transition use to buffer the light industry from residential. Single family residential is located at the western edge of the property to provide further buffering to the existing residential development to the west.

The proposed light industrial use westerly boundary is located along a line that generally represents the northerly extension of Bulls Bay Highway. This boundary is based upon the desire of the Planning Department to limit light industry to this point.

The site design for the Pattillo property includes ample buffering along its periphery and between various intensities within the development. A 128-acre area of open space will be preserved for environmental, recreational, and aesthetic purposes. An extensive

surface water management system will also be created for drainage purposes, recreational use and aesthetic appeal.

The following are the design standards to which the Pattillo Company and its successors in title are committed to uphold:

A. Development Buffering

There will be a 100-foot building setback along Imeson Road and Pritchard Roads. This setback includes the first 25 feet from the site boundary to be maintained as a vegetated buffer that will retain desirable existing vegetation with augmentation of additional vegetation as necessary for aesthetic appeal and visual screening. The 75-foot remaining depth will be utilized for parking, pedestrian areas and open space and appropriately planted for aesthetic appeal.

There will be a 50-foot vegetated buffer along the western property boundary of the residential area.

B. Maximum Allowed Density of Development

The total square footage of non-residential use gross leasible area will not exceed 80,000 square feet in retail center; 2,000,000 square feet in the office services; and 9,000,000 square feet in the light industry park. The residential area shall include a minimum lot size of 21,800 square feet.

C. Site Development Standards

1. Minimum Lot and Area Requirements - Minimum lot width shall be 100 feet and minimum lot area shall be 80,000 square feet for commercial, office service and light industrial uses. Lot width and square footage for residential development shall conform to RS-B District Regulations as defined in Section 656.301 of the City of Jacksonville Zoning Code.

2. Maximum Floor Area Ratio - The maximum floor area ratio within the Light Industrial Park and Office Service Area is 0.40. This maximum may be exceeded on certain individual sites subject to developer approval, and the maintenance of a maximum gross light industry and office service floor area ratio of 0.40. The floor area ratio for the retail center is 0.25.

3. Minimum Yard Requirements - Minimum yard requirements for building setbacks not affected by Development Buffering requirements shall be as follows:

Light Industrial Park

- o Front - 50 feet
- o Side - 25 feet
- o Rear - 25 feet

Office Service

- o Front - 50 feet
- o Side - 25 feet
- o Rear - 25 feet

Residential Use

- o Front - 25.0 feet
- o Side - 7.5 feet
- o Rear - 10.0 feet
- o Width - 100.0 feet

Retail Center

- o Front - N/A (Development Buffering Requirement)
- o Side - 15 feet
- o Rear - 10 feet

4. Maximum Height of Structures - The maximum height of all structures within the Park shall be 35 feet; provided, that height may be unlimited where the building is setback on all sides not less

than one horizontal foot for each five vertical feet in excess of 35 feet.

5. Developer Deed Covenants - Each development parcel will be subject to the following deed restrictions:

- o All utilities will be underground except as otherwise required and approved by The Pattillo Companies.
- o All parking and loading areas will include curbs and gutters except as otherwise required for sheet flow drainage and approved by The Pattillo Companies
- o All side loading areas will be setback a minimum of 95 feet from front lot line.
- o No on-street parking
- o All dumpsters will be screened by fencing or vegetation.
- o Any external features, (i.e. storage, a.c. compressors, loading etc.) must be behind masonry wall or landscaped berm.
- o Irrigation systems are required for all landscape.
- o Signs must be low mounted with internal/external illumination or flush with building facade.
- o Street lighting and signage is standardized by developer.
- o Chain link fencing is prohibited within the front yard setback.
- o All sites will be landscaped in accordance with or better than City of Jacksonville requirements.
- o The developer will provide a list of acceptable plant material. This material will include native varieties.

- o Sidewalks will be provided along all public rights-of-way as lots are developed.
- o Drainage connections conveyances, structures, retention and detention ponds will be provided in accordance with the surface water management plan.

D. Submission of Development Plans

Prior to or simultaneously with any request for verification for substantial compliance with the PUD, a preliminary development plan for an entire phase will be submitted to the Planning Commission pursuant to Section 656.333(h) which will identify the type, intensity and general layout of development.

E. Supporting Legal Documents

Legal documents which assure adequate management and maintenance of the open space as well as other areas will be provided by the developer to the Planning Department and the General Counsel's office for review and approval of the same, at the time of platting or site plan approval for all areas proposed for limited or common ownership by the residents of the PUD. Legal instruments provided for dedications, covenants, community associations, and subdivision controls shall as a minimum:

- o Place title of common property in a form of common ownership.
- o Place responsibility for management and maintenance of common property.
- o Place responsibility for enforcement of covenants.
- o Permit the subjection of each lot or owner to assessment for its proportional share of maintenance costs.
- o Provide for the subdivision of lots whereby the building footprint lying within the lot is allowed

to be sold fee simple with the same having an undivided proportional share of common elements outside the building for the purposes of ingress and egress as well as maintenance.

F. Development Standards and Performance Criteria

Pursuant to Section 656.334, the performance standards provided in Exhibits D-1 through D-3 are hereby binding on The Pattillo Companies and any successors in Title.

G. Parking

All City of Jacksonville requirements for off-street parking and loading shall apply to the PUD. However, the developer may request the requirements to be modified if justified by spatial or other considerations.

H. Emergency Vehicles

Adequate access and circulation shall be provided for firefighting equipment, fuel trucks, refuse collection, deliveries, and debris removal.

I. Vehicular Access

Access points to the development from the abutting roadways to the interior roadways system will be limited to three points on Pritchard Road and one point on Imeson Road as shown on the Preliminary Sketch Plan. Access from the abutting roadway system to individual development sites will be prohibited except for two points to the UPS site and one shared access point to the commercial site and the light industrial site immediately to the north on Imeson Road and one access point to the commercial site from Pritchard Road. These access points are also shown on the Preliminary Sketch Plan. There will be no access to the development from Magill Road.



All accesses to individual parcels will be from the interior roadway system except as specified above. All access spacing shall be no closer than 500 feet, unless such spacing would prevent necessary accesses to individual parcels. In no case should the spacing be less than 250 feet.

J. Utilities

The developers of Pattillo Development Park shall provide for underground installation of utilities, including telephone, electric power and cable television in both public and private rights-of-way. Provision shall be made for acceptable design and construction of stormwater facilities including grading, piping and treatment of turf to handle storm waters, prevent erosion and formation of dust in accordance with the City Standard Specifications for the City of Jacksonville, Public Works Department. The developer has participated with the City for Jacksonville in development of major water and sewer facilities, in the area to serve the project.

K. Nuisance Impacts

- o Noise levels from the activity shall not exceed 75dba at a point where the district adjoins a commercial district and 65dba at a point where the district adjoins a residential district.
- o No use shall be allowed which creates fugitive emissions.

L. Phasing

The project will be constructed in at least two major phases with increments of construction for various projects within each phase. Phase I is scheduled to 36 months from the time of approval. A total of 736,000 square feet are projected for construction during Phase I. Phase II, and subsequent phases will not be

developed until such time that a Development Order pursuant to Chapter 380, Florida Statutes is issued by the City of Jacksonville.

M. Commercial Uses

The retail center shall conform to the CN Classification of the City of Jacksonville Zoning Code to provide for the day to day shopping needs of the project including a bank with drive-in facilities and uses permitted by exception relative to the CN Classification.

N. Office Service

The office service park shall conform to the IS Classification of the City of Jacksonville Zoning Code with the following limitations:

1. Warehouse, storage, wholesale distribution and similar uses and light manufacturing, fabrication, assembling of components and similar uses where such uses comprise no more than 80 percent of the building floor area.

2. Delete all IS uses permissible by exception.

O. Light Industrial Uses

The light industrial, warehousing, and distribution park shall generally conform to the IS Classification of the City of Jacksonville Zoning Code with the following additions:

1. Service establishments catering to commerce and industry, including linen supply, laundry and dry cleaning plants, freight movers, communications services, and business machine services.

2. Freight, bus, trucking, shipping, or other transportation terminals, express offices and terminal facilities; and telephone exchanges, repair or installation facilities and similar uses.

P. Residential

The residential area shall conform to the RS-B Classification of the City of Jacksonville Zoning Code.

V. SUCCESSORS IN TITLE

All successors in title to the property shall be bound to the conditions of the approved PUD.

VI. UTILITIES

Electric power is available to the site from the Jacksonville Electric Authority. A 16-inch water line is being extended along Imeson Road to the southeast along Imeson Road to the southeast course of the property. A 14-inch sewage force main with pump station is also being extended to that property. Both systems will be more than adequate for the water and sewer demands of this project. (See Exhibit E).

VII. DEVELOPMENT CONSTRUCTION

Construction is intended to begin within six (6) months following the approval of the PUD. The construction of the Industrial Park is intended to be phased over 30 years but shall not be limited in time and sequence due to potentially unforeseen market demands.

VIII. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT CLASSIFICATION  
FOR THIS PROJECT

Pattillo Development Park is a multiple use development which will take an estimated 30 years to buildout. The mix of residential, office service, retail, and industrial activities proposed for construction on this unique parcel warrant flexibility in the application of land use controls by the City of Jacksonville. The project's design is in harmony with the general purpose and intent of the Zoning Code of the City of Jacksonville.

The design and layout of the Pattillo Development Park is:

- o Creative in its approach through the utilization of the natural features of the site.
- o More desirable than would be possible through strict application of the minimum requirements of the Zoning Code.
- o More efficient and will lower development costs.
- o Environmentally sensitive by conserving wetlands.
- o Innovative by providing new opportunities to attract business to Jacksonville and generate employment opportunities for its residents.
- o Compatible with surrounding land uses.
- o Supportive of property values and will increase those values over the life of the project.

Map H

# MASTER DEVELOPMENT PLAN

