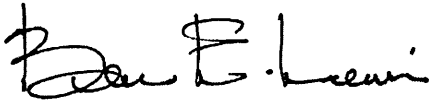


Planning Commission Vote:	8-0			
David Hacker, Chair	Aye			
Alex Moldovan, Vice Chair	Aye			
Ian Brown, Secretary	Aye			
Marshall Adkison	Aye			
Daniel Blanchard	Aye			
Jordan Elsbury	Aye			
Joshua Garrison	Aye	Nay	Abstain	Absent
Jason Porter	Aye			

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2022-0298 TO
PLANNED UNIT DEVELOPMENT

MAY 19, 2022

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 **2022-0298** to Planned Unit Development.

- Location:*** 855 St Johns Bluff Road North; St Johns Bluff Road North and Atlantic Boulevard (SR 10)
- Real Estate Number:*** Portion of 162105-0000
- Current Zoning District:*** Public Buildings and Facilities-3 (PBF-3)
- Proposed Zoning District:*** Planned Unit Development (PUD)
- Current Land Use Category:*** Public Buildings and Facilities (PBF)
- Proposed Land Use Category:*** Business Park (BP)
- Planning District:*** 2-Greater Arlington/Beaches
- Applicant/Agent:*** Blair Knighting
Kimley-Horn and Associates, Inc.
12740 Gran Bay Parkway West, Suite 2350
Jacksonville, Florida 32258
- Owner:*** Jacksonville Aviation Authority (JAA)
14201 Pecan Park Road
Jacksonville, Florida 32218
- Staff Recommendation:*** **APPROVED WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development **2022-0298** seeks to rezone approximately 79.23± acres of land from Public Buildings and Facilities-3 (PBF-3) to PUD. The rezoning to a PUD is being sought to permit for a maximum of 250,000 square feet of warehousing uses.

Staff notes a companion Large Scale Land Use Amendment L-5622-21A (**Ordinance 2022-0297**) that seeks to amend the land use from Public Buildings and Facilities (PBF) to Business Park (BP).

The need for the PUD stems from the current zoning district's limitation on warehousing and offices. The need also stems from the applicant's desire to limit certain industrial uses, redistribute landscaping requirements, and eliminate the maximum off-street parking space requirement. For more information, please see the attached Written Description (**Exhibit 3**) dated April 18, 2022.

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.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

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

Yes. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds that with the approval of companion Small Scale Land Use L- 5622-21A (**Ordinance 2022-0297**), the subject property will be located in the Business Park (BP) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

According to the Category Description of the Future Land Use Element (FLUE), Business Park (BP) in the Suburban Area is intended to provide compact low to medium intensity office development. Development which includes low to medium density residential uses is preferred on sites located outside of areas identified as an Industrial Sanctuary. Plan amendment requests for new BP designations are preferred in locations which are supplied with full urban services and with site access to roads classified as arterial or higher on the Highway Functional Classification Map. Principal uses in the BP include, but are not limited to, business and professional offices; financial institutions; light manufacturing; fabrication and assembly; commercial retail sales and service establishments; and warehousing. The maximum gross density of BP in the Suburban Area is 20 units per acre for workforce housing.

Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

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

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:

Future Land Use Element (FLUE):

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.

The subject site is currently zoned for public/institutional uses and has a Future Land Use Category of LDR. The proposed PUD and land use amendment will allow for a currently undeveloped piece of land to be developed into limited industrial uses. The proposed PUD will allow the existing area to industrialize rather than be developed with potentially incompatible uses next to Craig Municipal Airport.

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The subject property is located in the Suburban Area and according to the attached JEA Availability Letter, **2021-0982**, the proposed development shall connect to City water and sewer using the property's existing JEA water and sewer accounts.

Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The proposed rezoning to a PUD would allow for industrial infill on a portion of the referenced parcel.

Recreation and Open Space Element (ROSE):

Policy 2.2.1

The City shall require that all new non-residential land uses, except in the Central Business District, provide a minimum of 10% of the property in open space.

As depicted on the attached site plan dated September 9, 2021, the proposed development

will fulfill the aforementioned policy by providing approximately 36.5± acres (e.g., 46% of the total land area) of open space.

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

The intended development will meet 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 category as identified in the Future Land Use Map series (FLUMs): Public Buildings and Facilities (PBF). There is a companion Application for Large-Scale Land Use Amendment to the Future Land Use Map Series L-5622-21A (**Ordinance 2022-0297**) that seeks to amend the land use from PBF to BP. Nonetheless, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously evaluated in Criteria (B).

(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.

(3) Allocation of residential land use

The proposed Planned Unit Development intends to utilize the subject parcel for warehousing uses. Moreover, the 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:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The project will be developed with the required amount of open space as

applicable in accordance with the Recreation and Open Space Element (ROSE) of the 2030 Comprehensive Plan.

The use of existing and proposed landscaping: The subject site will generally be developed in accordance with Part 12 of the Zoning Code and Article 25 of the Charter of the City of Jacksonville. Due to the design of the fleet parking area, the applicant seeks to waive the internal tree requirement set forth in Section 56.1214(c)(2) of the Zoning Code. The employee parking section, as depicted on the proposed site plan, will meet this requirement; however, the fleet parking area will not. All trees that would normally be required within the interior of the fleet parking area will be relocated to the perimeter of the subject property.

The treatment of pedestrian ways: Pursuant to the provisions outlined in the 2030 Comprehensive Plan, sidewalks will be provided.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan dated September 9, 2021, the proposed traffic circulation system will be serviced using General Doolittle Drive off Atlantic Boulevard and private easements. According to the applicant, additional vehicular accesses may be added to the subject property in the future.

Atlantic Boulevard is currently operating at 83.89% of capacity. This segment of Atlantic Boulevard has a maximum daily capacity of 59,900 vehicles per day (vpd) and average daily traffic of 50,252 vpd. The applicant proposes a maximum of 250,000 square feet of warehousing (ITE Code 150), which could produce 428 daily vehicular trips.

The particular land uses proposed and the conditions and limitations thereon: The written description has limited the permitted uses to those in the Industrial Business Park—the conventional zoning district alternative. This limitation in IBP uses reduces the likelihood of intensive and incompatible uses creating an undue impact on the surrounding area.

(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: Although being developed for warehousing and office use, the subject site will maintain compatibility with the commercial character of Atlantic Boulevard by providing for a varying degree of nonresidential uses. The proposed project includes a large warehouse development which includes ample parking for employees and fleet vehicles to service the Jacksonville area as well as loading areas. This large vacant portion of the property is ideal for a warehouse considering the close proximity to the airport. Furthermore, the project will not extend or cause the extension of the Craig air strip or an increase in aircraft traffic.

Nonetheless, the adjacent uses, zoning and land use categories are as follows:

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Property Use</u>
North	LDR	PFB-3	Single-Family Dwelling
South	CGC/BP	Several PUD's	Auto Dealerships
East	PBF	PFB-3	Jacksonville Executive at Craig Airport
West	PBF	PFB-3	Commercial Retail/Auto Services

(6) Intensity of Development

The proposed development is consistent with the proposed BP functional land use category with specific reference to the following:

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated May 5, 2022, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal in order to accommodate an additional 6,755 gpd.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed development will have direct access via using an internal access road through General Doolittle Drive. Additional vehicular accesses may be added to the subject property in the future.

Staff forwarded the application to FDOT for review. In the attached memorandum from FDOT dated April 28, 2022, the applicant will need to coordinate with FDOT Access Management and Permits regarding the proposed connection(s) to Atlantic Boulevard (SR-10.).

The Traffic Engineer has reviewed the application and has issued comments. Staff supports the Engineer's findings and forwards the following:

- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net).

The application was also forwarded to the Transportation Planning Division for review. **Staff supports the Division's findings and forwards the following:**

- This development is subject to mobility fee review. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

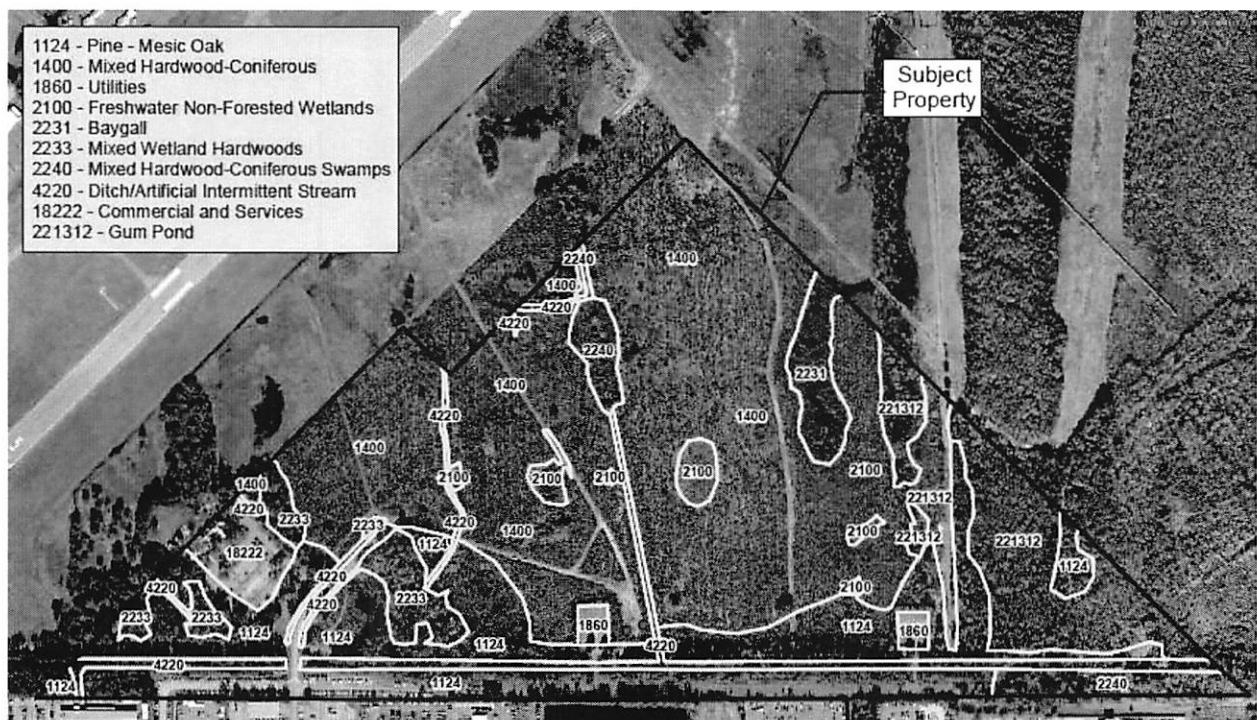
(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space as applicable in accordance with the Recreation and Open Space Element (ROSE) of the 2030 Comprehensive Plan.

(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 confirmed the presence of wetlands on site. Approximately 18.82± acres of Category III wetlands are located throughout the subject property. The wetlands with a higher value are located in the eastern part of the subject site and are associated with the AH flood zone.

Any impacts to wetlands will be permitted for in accordance with the rules and regulations of the St. Johns River Water Management District.



For more information regarding wetlands, please see the attached memo from Community Planning Division.

(9) Listed species regulations

LG² Environmental Solutions, Inc. (LG²ES) has prepared the Protected Species Report in March 2021. The property was surveyed for species protected by the Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife Service (FWS) listed in the publication Florida's *Endangered and Threatened Species*.

The preliminary endangered and threatened species survey did observe gopher tortoises and burrows onsite. Gopher tortoises are listed as state designated Threatened by Florida's Endangered and Threatened Species Rule. Prior to commencement of construction and in accordance with FWC standards, the developer shall provide a 100% gopher tortoise burrows survey. Any burrows that lie within 25 feet of construction activities shall require permitting and relocation.

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

The subject site will generally be developed in accordance with Part 6 of the Zoning Code. However, due to large volume of anticipated employee and fleet vehicle traffic, the applicant has requested to waive the maximum off-street parking requirement. Based on Part 6 standards, the 219,000 square-foot warehouse facility (as depicted on the attached site plan dated September 9, 2021) currently allows for a maximum of 121 parking spaces. By waiving this requirement, the applicant will be able to provide approximately 1,671 parking spaces onsite—which is a 1281% increase.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **May 5, 2022** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



RECOMMENDATION

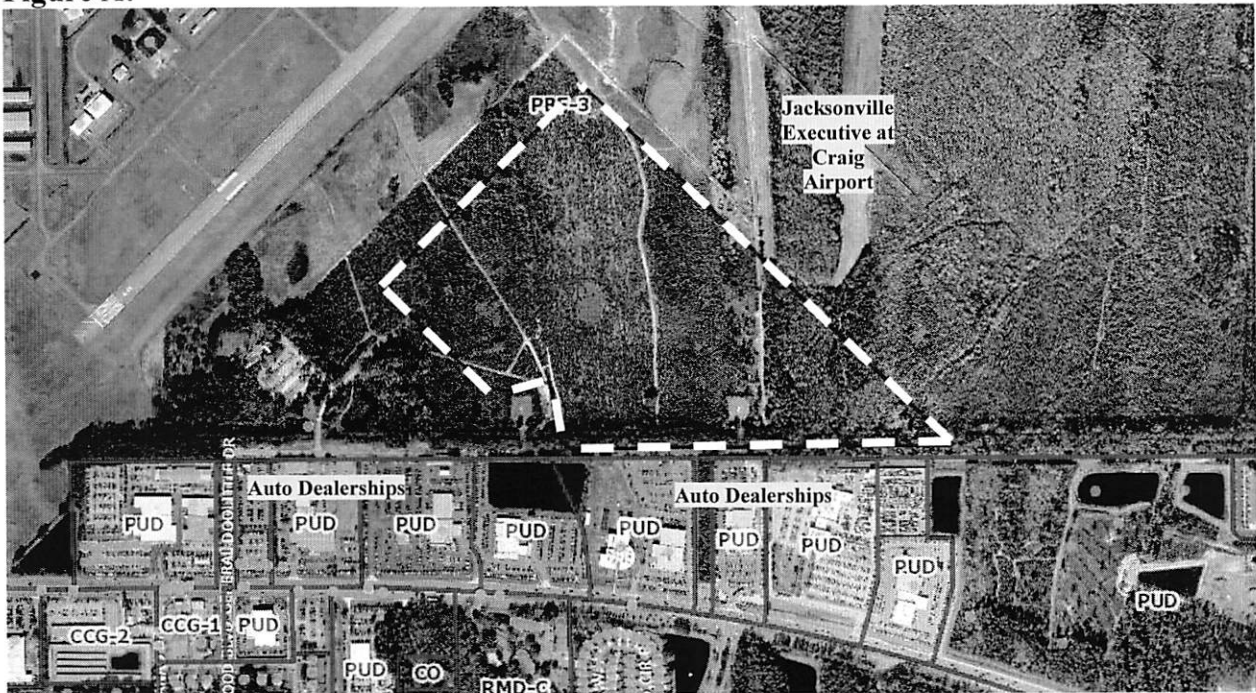
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2022-0298** be **APPROVED with the following exhibits:**

- 1. The original legal description dated March 31, 2022**
- 2. The original written description dated April 18, 2022**
- 3. The original site plan dated September 9, 2021**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-0298** be **APPROVED WITH CONDITION.**

- 1. The property shall be developed in accordance with the Transportation Planning Memorandum dated May 6, 2022, or as otherwise approved by the Planning and Development Department.**

Figure A:



Source: Planning & Development Dept, 08/05/21

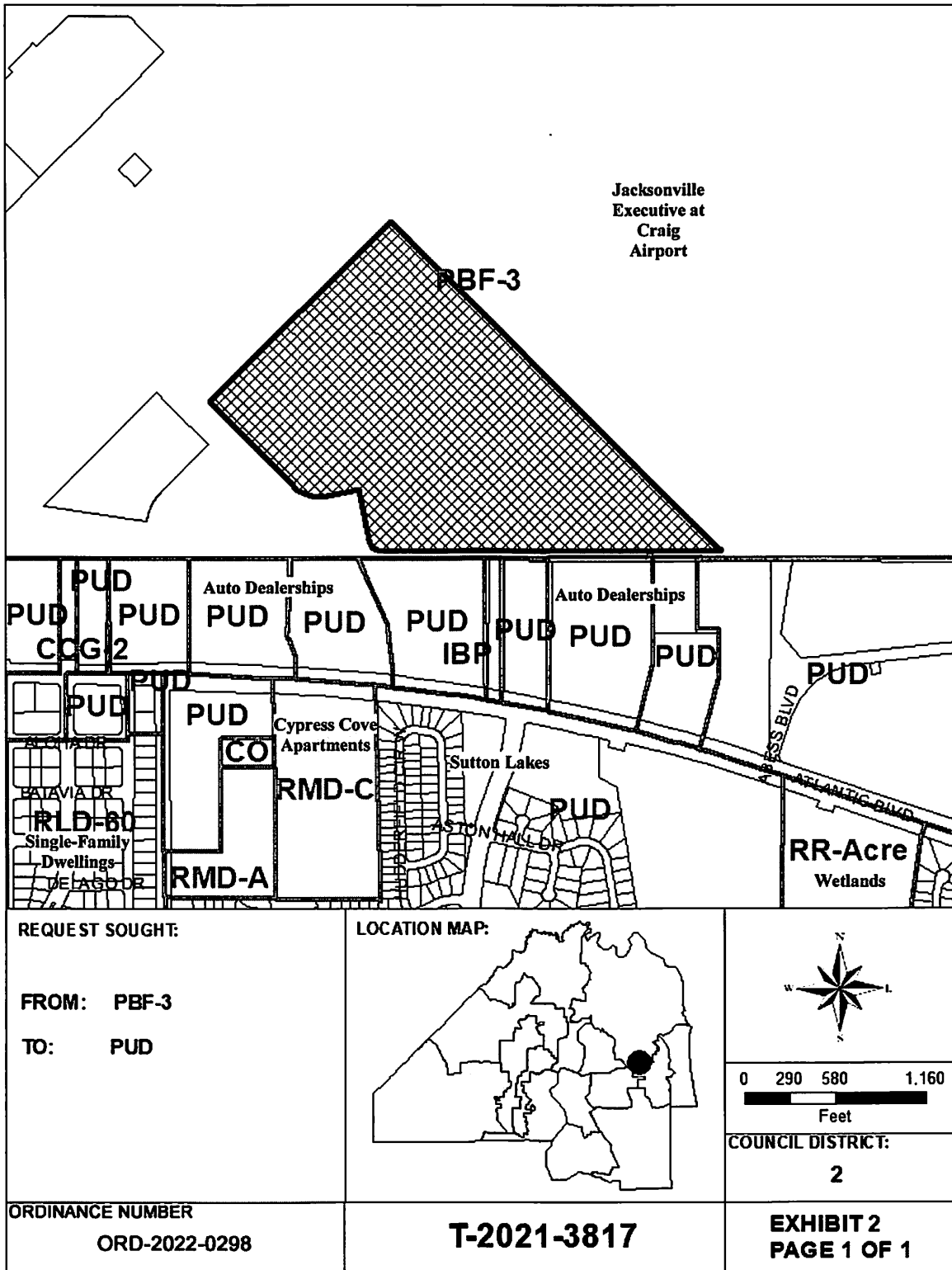
Aerial view of the subject site and parcel, facing north.

Figure B:



Source: Planning & Development Dept, 05/05/22

View of the subject property, facing north on General Doolittle Drive.





Florida Department of Transportation

**RON DESANTIS
GOVERNOR**

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

**JARED W. PERDUE, P.E.
SECRETARY**

April 28, 2022

Arimus T. Wells, MPA
City Planner III
Current Planning Division
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

RE: Craig Warehouse PUD

Introduction

Craig Warehouse PUD is a proposed rezoning on 79.23 acres to Planned Unit Development (PUD). The subject property is located on the north side of SR-10 (Atlantic Boulevard), east of General Doolittle Drive. The rezoning is being sought to develop a 219,000 sq. ft. warehouse distribution center with associated fleet van parking and van staging area.

Accessibility

The applicant should continue to coordinate with FDOT Access Management and Permits offices regarding the proposed connection(s) to SR-10.

Bicycle and Pedestrian Facilities

There are bicycle and pedestrian facilities along SR-10.

Programmed Improvements

Construction has begun on a median modification project in two locations along SR-10 near Southside Boulevard (FPID 447211-1). Construction has also begun on a traffic signal update project at the SR-10/San Pablo Road intersection (FPID 434398-1).

Trip Generation

Table 1 shows the expected trip generation provided by the applicant’s traffic impact analysis.

Table 1

Land Use	Size	Daily Trips	AM Peak Trips	PM Peak Trips
Warehouse Delivery Station	219,000 sq. ft.	2,657	204	274

Roadway Capacity

Table 2 shows the maximum level of service and peak hour volume for SR-10 according to FDOT's *Florida State Highway System Level of Service Report*, dated July 2021.


Table 2

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2025 Peak Hour Volume	2025 Peak LOS
Duval	SR-10	376	St Johns Bluff Rd to Girvin Rd	D	5,390	5,929	F

The roadway segment of SR-10 identified in Table 2 will not have adequate capacity at the target Level of Service (LOS) standard for the proposed project. The City should consider implementing additional strategies to mitigate transportation impacts on this affected State facility.

If you have any questions, please do not hesitate to contact me by email: brian.austin@dot.state.fl.us or call: (904) 360-5664.

Sincerely,



Brian Austin
Transportation Planner
FDOT District Two



City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

ONE CITY. ONE
JACKSONVILLE.

TRANSPORTATION REVIEW

DATE: May 6, 2022

TO: Arimus Wells, City Planner III
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Review: PUD 2022-0298

Background Information:

The subject site is approximately 79 acres and will be accessible from a newly constructed access road that is currently owned by the Jacksonville Aviation Authority (JAA). That access road will feed off of Atlantic Boulevard (US 90), a major arterial facility. Atlantic Boulevard is currently operating at 83.89% of capacity. This segment of Atlantic Boulevard has a maximum daily capacity of 59,900 vehicles per day (vpd) and average daily traffic of 50,252 vpd.

This PUD is a companion to pending large-scale land use application L-5622-21A (2022-0297). Per the written description provided, the applicant proposes a maximum of 250,000 square feet of warehousing (ITE Code 150), which could produce 428 daily vehicular trips.

Transportation Planning Division comments to be included in staff report:

This development is subject to mobility fee review. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code. All comments or conditions made by Transportation Planning Division or Traffic Engineering Division are to be included in the staff report unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council.

Transportation Planning Division CONDITIONS the following:

Per conditions set forth in Transportation Memorandum 2022-0298 dated 05/06/2022.



ONE CITY. ONE
JACKSONVILLE.

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

MEMORANDUM

DATE: May 6, 2022

TO: Arimus Wells, City Planner III
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Memorandum 2022-0298

Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net).



21 West Church Street
Jacksonville, Florida 32202-3139

May 5, 2022

MEMORANDUM

To: Planning and Development Department

From: Susan R. West, PE
JEA

Subject: PUD Zoning Application
Craig Warehouse PUD
ORD 2022-0298

No objection to this PUD application for a commercial development. Water, sewer and electric connections to be consistent with JEA design standards, processes, and procedures. Reclaimed water should be used for irrigation if deemed available by JEA during plan review. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

Additional service and design elements will be addressed following applicant's construction plan review submittal. If you have any questions, please call or email me directly at 904-665-7980 or westsr@jea.com.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0298 **Staff Sign-Off/Date** ATW / 04/05/2022
Filing Date 04/20/2022 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 05/24/2022 **Planning Comission** 05/19/2022
Land Use & Zoning 06/07/2022 **2nd City Council** N/A
Neighborhood Association GREATER ARLINGTON CIVIC COUNCIL / COMMUNITIES OF EAST ARLINGTON
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3817 **Application Status** SUFFICIENT
Date Started 09/30/2021 **Date Submitted** 09/30/2021

General Information On Applicant

Last Name KNIGHTING **First Name** BLAIR **Middle Name**
Company Name
 KIMLEY HORN AND ASSOCIATES, INC.
Mailing Address
 12740 GRAN BAY PARKWAY WEST, SUITE 2350
City JACKSONVILLE **State** FL **Zip Code** 32258
Phone 9048283917 **Fax** 904 **Email** BLAIR.KNIGHTING@KIMLEY-HORN.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name CUNIO **First Name** JAY **Middle Name**
Company/Trust Name
 JACKSONVILLE AVIATION AUTHORITY
Mailing Address
 14201 PECAN PARK RD
City JACKSONVILLE **State** FL **Zip Code** 32218
Phone 9048283917 **Fax** **Email** BLAIR.KNIGHTING@KIMLEY-HORN.CO

Property Information

Previous Zoning Application Filed For Site?
If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 162105 0000	2	2	PBF-3	PUD

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

Existing Land Use Category

PBF

Land Use Category Proposed?

If Yes, State Land Use Application #

5622

Total Land Area (Nearest 1/100th of an Acre) 79.23

Development Number

Proposed PUD Name CRAIG WAREHOUSE PUD

Justification For Rezoning Application

PLEASE SEE ATTACHED JUSTIFICATION DOCUMENT

Location Of Property

General Location

SOUTHEAST OF CRAIG AIRPORT

House #	Street Name, Type and Direction	Zip Code
855	ST JOHNS BLUFF RD N	32225

Between Streets

ST JOHNS BLUFF RD N and ATLANTIC BLVD

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

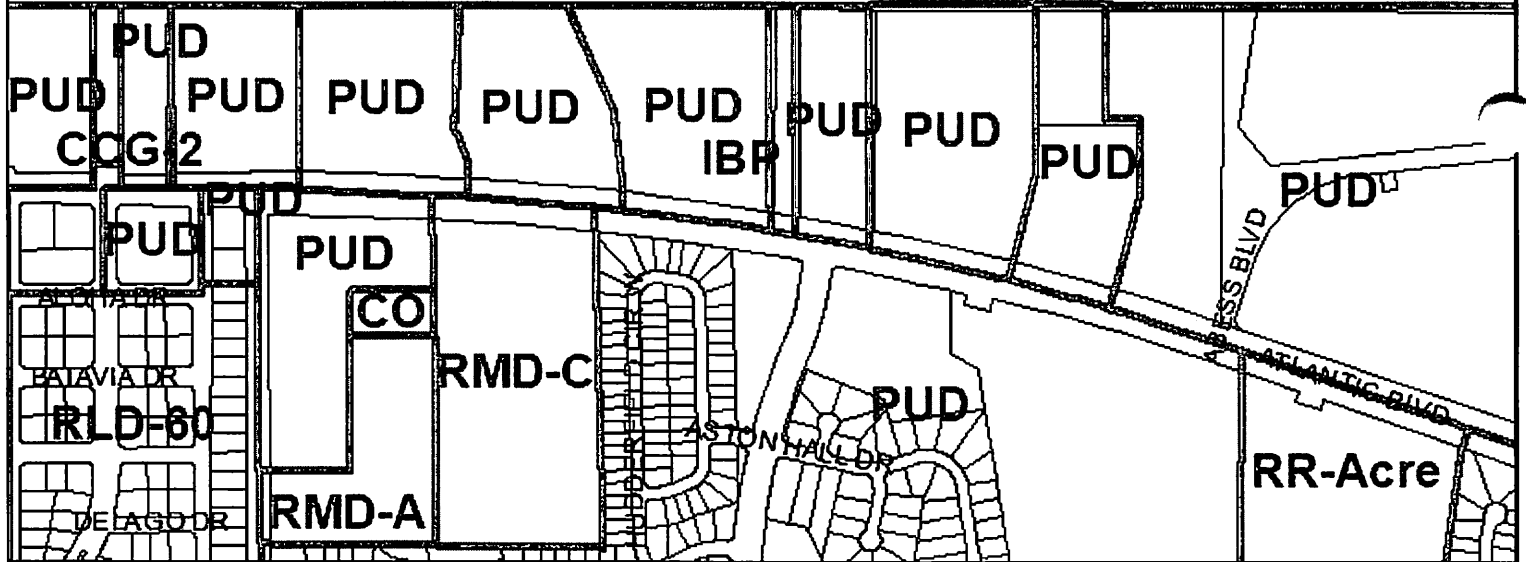
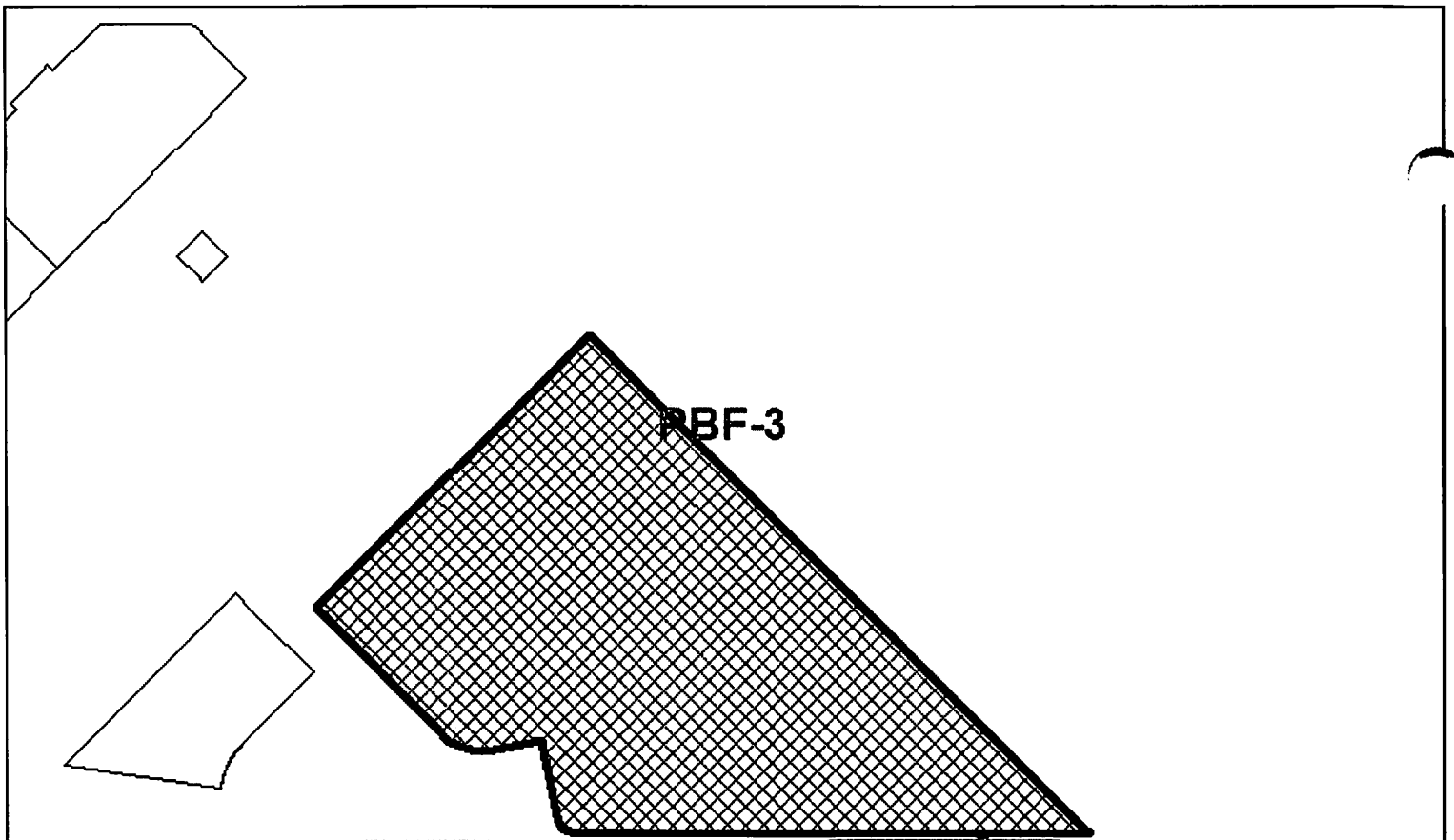
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
79.23 Acres @ \$10.00 /acre: \$800.00
- 3) Plus Notification Costs Per Addressee**
6 Notifications @ \$7.00 /each: \$42.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$3,101.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

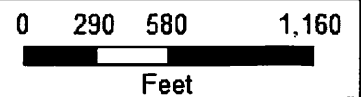
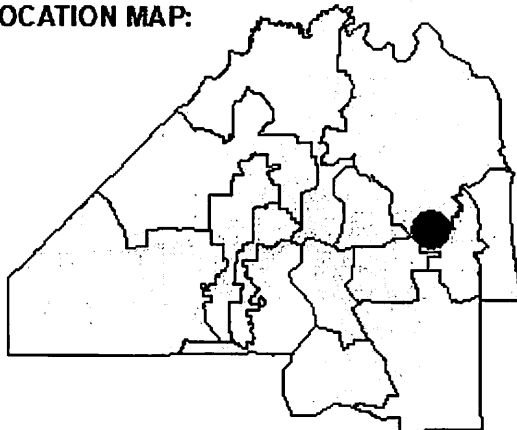


REQUEST SOUGHT:

FROM: PBF-3

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

2

T-2021-3817

EXHIBIT 2
PAGE 1 OF 1

EXHIBIT

**WRITTEN DESCRIPTION
For
CRAIG WAREHOUSE PUD
APRIL 18, 2022**

I. PROJECT DESCRIPTION

A. This application seeks the approval of a warehouse development east of Craig Municipal Airport and north of the Atlantic Boulevard automotive dealerships. The subject parcel is an approximately 79-acre portion of the Craig Municipal Airport parcel (RE#162105-0000 located at 855 St Johns Bluff Road North in the City of Jacksonville. This application seeks to allow warehouse and other similar uses on the site. There are a variety of land uses surrounding the subject parcel such as commercial, business park, and conservation.

The proposed project includes a large warehouse development which includes ample parking for employees and fleet vehicles to service the Jacksonville area as well as loading areas. This large vacant portion of the property is ideal for a warehouse considering the close proximity to the airport. However, the project will not extend or cause the extension of the Craig air strip or an increase in aircraft traffic.

In addition to the requested rezoning from Public Buildings and Facilities (PBF-3) to PUD, this project includes a companion land use amendment from Public Buildings and Facilities (PBF) to Business Park (BP). The requested use will be a natural transition from the airport use to the east to the automotive dealerships to the south.

Project Team

Owner	Engineer	Planning Team
Jacksonville Aviation Authority 14201 Pecan Park Rd Jacksonville, FL 32218	Kimley-Horn & Associates, Inc. 12740 Gran Bay Pkwy W, Ste 2350 Jacksonville, FL 32258	Kimley-Horn & Associates, Inc. 12740 Gran Bay Pkwy W, Ste 2350 Jacksonville, FL 32258

- B. Current Land Use Category: Public Buildings and Facilities (PBF)
- C. Current Zoning District: Public Buildings and Facilities (PBF-3)
- D. Requested Land Use Category: Business Park (BP)
- E. Requested Zoning District: Planned Unit Development (PUD)

F. Real Estate Number(s):

Portion of 162105-0000

II. QUANTITATIVE DATA

- A. Total Acreage: Approximately 79 acres
- B. Total number of dwelling units: N/A
- C. Total amount of non-residential floor area: Maximum 250,000 SF
- D. Total amount of recreation/open space: N/A
- E. Total amount of land coverage of all buildings and structures: N/A
- F. Total amount of impervious surface ratio: Maximum 85%
- G. Phase schedule of construction (include initiation dates and completion dates): Construction will commence within five (5) years and be completed within ten (10) years of the approval of this PUD.

III. STATEMENTS

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

The Proposed PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. The proposed PUD differs from the usual application of the Zoning Code in that it binds the Applicant and successors to the PUD Written Description and Site Plan and eliminates the maximum parking requirement for off-street parking as well as the 55-foot tree radius requirement as discussed in more depth below.

- This PUD requests to eliminate the maximum off-street parking requirement as stated in 656.604, "maximum number of off-street parking spaces permitted for any use shall be the minimum required plus 20 percent of the required spaces for parking lots with less than 100 spaces, or ten percent of the required spaces for parking lots with more than 100 spaces." The proposed project includes a large warehouse facility which will be used to store goods temporarily until they are loaded onto other vehicles for distribution. Due to the high paced nature of the user, there are more employees and fleet vehicles than the typical traditional warehouse use, therefore more parking spaces are required. The removal of the maximum off-street parking requirement will not have a negative impact on the surrounding area and, in fact, will be consistent with the surrounding area as the majority of the properties to the south are composed of automotive dealerships with large areas of inventory parking.
- The second waiver request is from Section 656.1214(c)(2) which states, "Not less than one tree for every 4,000 square feet, or fraction thereof, of the VUA. At least 50 percent

of the trees shall be shade trees. Trees shall be distributed so that all portions of the VUA are within a 55-foot radius of any tree." The employee parking section, as depicted on the proposed site plan, will meet this requirement, however, the fleet parking area will not. The strict application of the Section will seriously limit the functionability of the property within this area, which will be closed to the general public and only used for fleet parking in conjunction with the principle warehouse use. As further stipulated in Section 656.1214(e) of the Code, all trees that would normally be required within the interior of this area will be relocated to the perimeter of the site.

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

All facilities on this site will be privately owned, operated and managed.

IV. USES AND RESTRICTIONS

A. Permitted Uses

1. Medical and dental or chiropractor offices and clinics.
2. Professional offices.
3. Business offices.
4. Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.
5. Manufacturer's agents and display rooms, offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment).
6. Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.

The uses allowed within the IBP zoning district will be compatible to the surrounding area which is composed of a variety of intense uses such as Craig Municipal Airport to the north, west, and east and the Atlantic Boulevard automotive dealerships to the south.

B. Permitted Accessory Uses and Structures:

Permitted accessory uses and structures shall be consistent with Section 656.321.A.I(b) of the City of Jacksonville's Zoning Code.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum width and area.
 - a. Width—100 feet.
 - b. Area—10,000 square feet.

2. Maximum lot coverage by all buildings and structures.
 - a. 65 %
3. Minimum yard requirements
 - a. Front—20 feet
 - b. Side—10 feet
 - c. Rear—10 feet
4. Maximum height of structures
 - a. The height will adhere to the Height Restriction regulations in Sec. 656.1004.

B. Ingress, Egress and Circulation:

1. Parking Requirements.

The vehicle parking requirement shall be consistent with Part 6 of the Zoning Code excluding the maximum parking standard found in Section 656.604.
2. Vehicular Access.
 - a. Vehicular access to the Property shall be by way of General Doolittle Drive off of Atlantic Boulevard and private easements. An additional secondary access may be provided as shown on the site plan. Additional vehicular accesses may be added to the site in the future. These future access locations shall be reviewed and approved through an administrative modification by the Planning and Development Department.
 - b. If ownership or occupancy of the Property is subdivided among more than one person or entity, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels within the subject Property.
3. Pedestrian Access.

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan. The internal sidewalks throughout the site will connect with the external sidewalk system for pedestrian access to surrounding areas.

C. Signs:

All signs shall comply with Chapter 656, Part 13 of the City of Jacksonville's Zoning Code; more specifically 656.1303(d).

D. Landscaping:

The Property shall be developed in accordance with Part 12 (Landscape Regulations) of the Zoning Code, except for the internal tree requirement in the fleet parking area. The fleet parking area will be exempt from Section 656.1214(c)(2).

E. Recreation and Open Space:

The project does not include residential uses. As such, recreational area is not required. However, per Chapter 656 requirements for maximum impervious surface ratio, there will be a minimum of 15% of open space provided within the PUD.

F. Utilities:

Water, Sanitary Sewer and Electric will all be provided by JEA.

G. Wetlands:

The majority of the contiguous wetlands will be preserved on site. The project will follow the requirements of the St Johns River Water Management District's permitting process and requirements set forth during the permitting process.

H. Stormwater:

The project will follow the requirements of the St Johns River Water Management District's permitting process and requirements set forth during the permitting process.

VI. 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.

VII. 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 community.

A. Is more efficient than would be possible through strict application of the Zoning Code;

The existing PBF-3 zoning designation is limiting and therefore hinders the development of the subject parcel. Because of the unique nature of the user, their development needs and the limited uses permitted in the existing PBF-3 zoning, it is more efficient to rezone the parcel to PUD, thereby providing appropriate and compatible lot and other design standards.

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

The companion land use amendment to LI will enable this parcel to be more compatible to the surrounding land uses and less cumbersome to develop than the existing land use category.

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

The proposed PUD rezoning and companion land use amendment will promote the City of Jacksonville's 2030 Comprehensive Plan by meeting the following objectives and policies:

FLUE Policy 1.1.10:

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

The proposed development will meet this policy by acting as a transition from the airport use to the surrounding commercial uses. The proposed warehouse will be compatible with the airport as well as to the automotive dealerships to the south. The eastern portion of the subject parcel will continue to be owned by the airport which acts as a buffer to the residential uses east of the remaining portions of the airport parcels.

FLUE 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.

This PUD will meet the intent of this policy by transitioning from the airport use to the automotive dealerships to the south. The warehouse use serves as a buffer to the automotive dealerships from the airport use. In addition, this proposed use activates a segment of land that otherwise would have been difficult to develop due to the regulations associated with the proximity to the airport.

FLUE Policy 1.1.18:

Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

The infill nature of this development next to an airport meets the intent of this policy.

FLUE Policy 1.1.22:

Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

The proposed infill development project promotes a compact land use pattern by utilizing a parcel of land between two developed areas thereby decreasing urban sprawl. The project will utilize existing infrastructure which ensures an efficient urban service delivery system.

FLUE Policy 1.1.25:

The City will encourage the use of such smart growth practices as:

- i. Interconnectivity of transportation modes and recreation and open space areas;
- ii. A range of densities and types of residential developments;
- iii. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
- iv. Use of the Development Areas;
- v. Revitalization of older areas and the downtown, and
- vi. Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.

This project is located off Atlantic Boulevard in a highly developed area of the City. Developing along this commercial corridor helps reduce generated trips and suburban sprawl. The project helps transition the airport use from the development to south along Atlantic Boulevard. Therefore, these features meet the intent of this policy.

FLUE Objective 2.10:

Apply urban development characteristics as defined in this element to suburban mixed-use development projects as a means of promoting the development of complementary uses that include cultural, recreational, and integrated commercial and residential components, in order to reduce the negative impacts of urban sprawl.

Because this project is infill development, it will reduce the potential negative impact of urban sprawl.

Transportation Element Policy 2.3.4:

New development sites shall be required, wherever possible, to share existing access points.

The project meets this policy by utilizing the existing General Doolittle Drive.

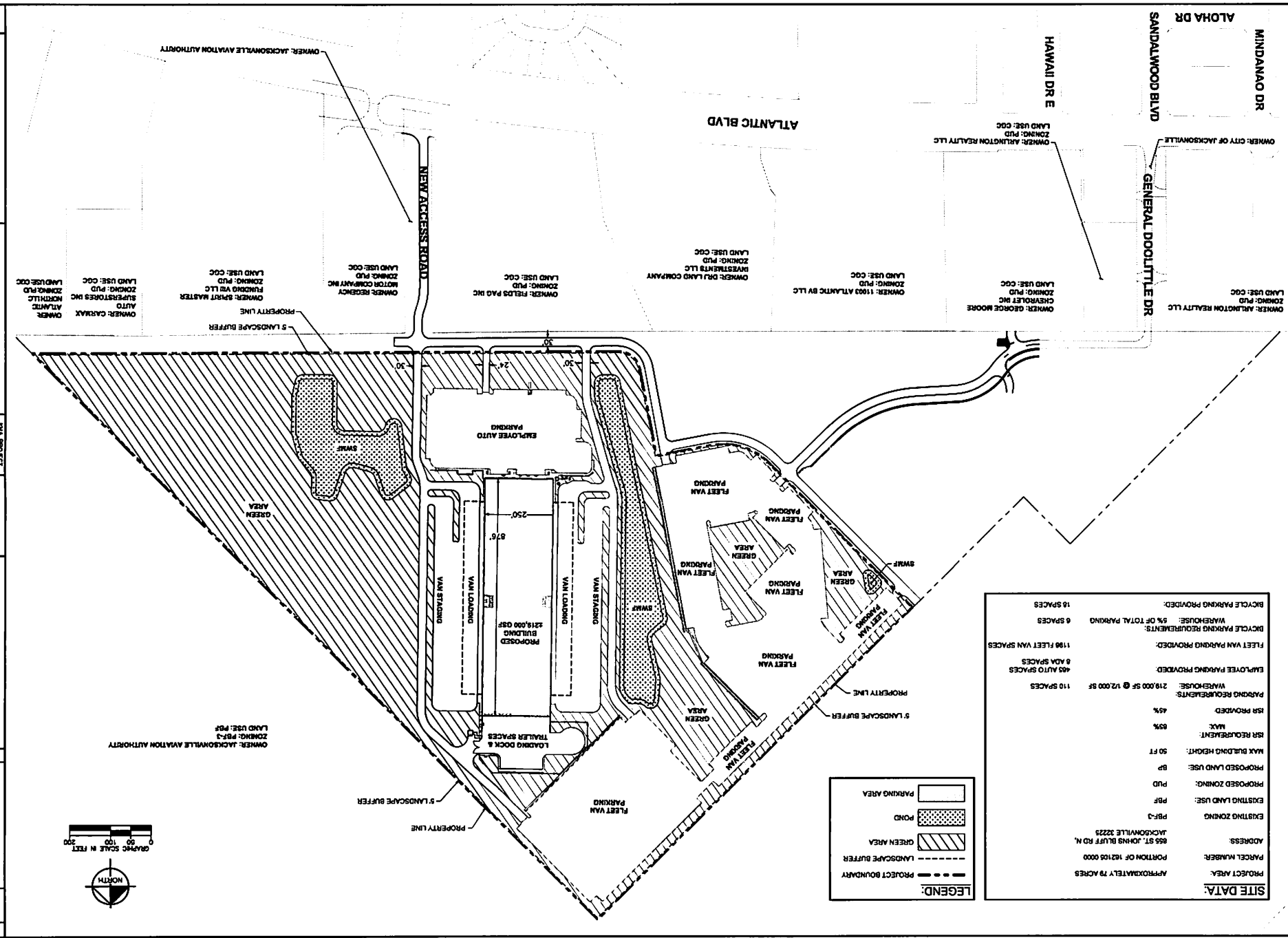
Transportation Element Policy 2.3.9:

The City shall encourage, through the development review process, the interconnections of land uses that reduce the need for external trip generation and encourage alternative methods of movement.

This infill project will meet this policy by providing development which reduces trip generation compared to new suburban development. In addition, this project provides a large number of warehouse job opportunities in close proximity to a major arterial in Atlantic Boulevard.

- D. The project will have internal and external compatibility.

All proposed uses within the PUD will be compatible internally and externally. The proposed site plan includes internal vehicle access throughout the site. In addition, it provides access through General Doolittle Drive to Atlantic Boulevard therefore providing external access and compatibility.

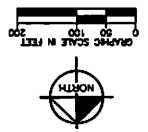


SITE DATA:

PROJECT AREA:	APPROXIMATELY 79 ACRES
ADDRESS:	666 ST. JOHNS BLUFF RD N, JACKSONVILLE 32225
EXISTING ZONING:	PBF-2
EXISTING LAND USE:	PBF
PROPOSED ZONING:	PUD
PROPOSED LAND USE:	BP
MAX BUILDING HEIGHT:	50 FT
ISR REQUIREMENT:	65%
ISR PROVIDED:	45%
PARKING REQUIREMENTS:	219,000 SF @ 1/2,000 SF
EMPLOYEE PARKING PROVIDED:	110 SPACES
AUTO SPACES:	465 AUTO SPACES
FLEET VAN PARKING PROVIDED:	1190 FLEET VAN SPACES
BICYCLE PARKING REQUIREMENTS:	5% OF TOTAL PARKING
BICYCLE PARKING PROVIDED:	6 SPACES
BICYCLE PARKING PROVIDED:	16 SPACES

LEGEND:

- PROJECT BOUNDARY
- LANDSCAPE BUFFER
- POND
- GREEN AREA
- PARKING AREA



Kimley»Horn
 9201 RIVERSIDE AVE, SUITE 200, JACKSONVILLE, FL 32256
 114 SOUTH CENTRAL AVENUE, SUITE 100, JACKSONVILLE, FL 32209
 WWW.KIMLEY-HORN.COM CA 0000880

CRAIG WAREHOUSE PUD CONCEPTUAL PUD SITE PLAN

DATE: SEPTEMBER 6, 2024
 SCALE: AS SHOWN
 DESIGNED BY: UJW
 DRAWN BY: UJW
 CHECKED BY: JAL

30A PROJECT

FOR INFORMATIONAL PURPOSES ONLY

FLORIDA

CITY OF JACKSONVILLE

STREET MANAGER

PUD

EXHIBIT F

PUD Name

Craig Warehouse PUD

Land Use Table

Total gross acreage	79 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	0 Acres	0 %
Industrial	31.5 Acres	39 %
Other land use (Pond)	6 Acres	7.5 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	36.5 Acres	46 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	220,000 Sq. Ft.	6.3 %