

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

October 22, 2021

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2021-11 **Application for: Awesome Truck Stop PUD**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Deny**

This rezoning is subject to the following exhibits:

1. The original legal description dated August 10, 2020
2. The original written description dated January 5, 2021
3. The original site plan dated August 4, 2020

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions: None

Planning Department conditions:

1. The fueling stations shall have a ratio of 6 regular vehicle pumps for every 1 semi-truck fueling pump.

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

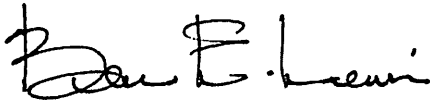
Planning Commission Commentary: There were several speakers in opposition and their concerns were traffic intensity, wetland river impacts, out of character with the area. The Commissioners felt the site was too small and the potential for environmental impacts.

Planning Commission Report
Page 2

Planning Commission Vote:	7-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	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 2021-0011 TO

PLANNED UNIT DEVELOPMENT

FEBRUARY 4, 2021

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 **2021-0011** to Planned Unit Development.

Location: 0 Heckscher Drive
Between Legend Lane and Orahood Lane.

Real Estate Numbers: 108874-0200

Current Zoning District: Planned Unit Development (PUD 2006-0595)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Categories: Community General/Commercial (CGC)

Planning District: 6-North

Applicant/Agent: Cyndy Trimmer
Driver, McAfee, Hawthorne, and Diebenow, PLLC
1 Independent Drive, Suite 1200
Jacksonville, Florida 32202

Owner: Relentless HD, LLC
1995 NE 38th Court, Suite 2302
Aventura, Florida. 33180

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development **2021-0011** seeks to rezone approximately 1.47± acres of land from PUD to PUD. The rezoning to a PUD is being sought to allow for a Semi-Truck Fueling and Weigh Station to be allowed. The site is located along Heckscher Drive between Interstate 295 and the Blount Island Terminal Facility.

The former PUD-2006-595 was approved with the following conditions:

- 1.) Development shall proceed in accordance with the Traffic Engineering Division Memorandum dated July 18, 2006, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.
- 2.) The maximum building height for condominiums shall be 65 feet, and the maximum building height for apartments shall be 45 feet.
- 3.) The subject property shall be deed restricted, subject to approval by the Office of General Counsel, to establish an architectural review committee for the residential buildings consisting of Gate Petroleum Company and Nichols Creek Development, LLC.

The proposed PUD will not interfere with any of the existing conditions from the existing PUD that was enacted on September 26, 2007.

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. The Community/General Commercial (CGC) land use category in the Suburban Development Area is intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled.

Primary uses in CGC include, but are not limited to, Commercial retail sales and service establishments, multi-family dwellings, office, business and professional offices including veterinary offices, and filling stations. While the CGC land use category allows for residential uses, they shall not be the sole use and shall not exceed 80 percent of a development. The maximum gross density in the Suburban Area is 20 units/acre and there shall be no minimum gross density. Additionally, within the CGC land use category in the Suburban Area, residential uses shall not be permitted on the ground floor abutting roads classified as arterial or higher. Hecksher Drive is classified as a minor arterial road. The PUD proposes a maximum of 3 dwelling units. Providing

that the proposed development contains at least 8,172 Sq. Ft. of non-residential uses, the proposed PUD appears to be consistent with the allowable density of the CGC land use category.

(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 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 proposed project will be required to hook up to both centralized services per the 2030 Comprehensive Plan. According to the JEA Availability Letter Dated June 29, 2020, the proposed projects closest connection points for both water and sewer are at least 750 feet west of the property under the New Berlin Road East Right-of way.

Policies 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.

The proposed PUD would allow for a commercial use that would be a service to the surrounding industrial uses along Heckscher Drive, and near the I-295 Beltway. The proposed project would not alter the character of uses that currently exist in the surrounding area.

Industrial Sanctuary

The subject property is located in an area identified on the Industrial Preservation Map (Map L-23) as "Industrial Sanctuary." Industrial uses are crucial to the long term economic well-being of the City and these areas are presumed to be appropriate for land use map amendments to industrial categories, subject to FLUE Objective 3.2 and supporting policies as well as other applicable objectives and policies. The "Industrial Sanctuary Zone" is defined as a distinct geographical area predominately consisting of industrial uses and zoning districts and strategically located for future expansion and economic development.

Future Land Use Element

Policy 3.2.29

The City shall continue to update its comprehensive inventory and mapping of Industrial lands to identify and protect existing strategically located industrial lands for future expansion and

economic development. These areas are crucial to the long term economic well-being of the City and are identified on the Industrial Preservation Map (Map L-23) as “Industrial Sanctuary” or “Areas of Situational Compatibility”.

Policy 3.2.30

The area shown on the Industrial Preservation Map (Map L-23) as “Industrial Sanctuary” or “Areas of Situational Compatibility” are presumed to be appropriate for land use map amendments to industrial categories, subject to a case-by-case review of consistency with State and regional plans and the Comprehensive Plan.

(C) 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 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 currently within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Community General/Commercial (CGC). 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

This proposed Planned Unit Development intends to utilize as a trucking facility, with the only residential component consisting of living space for on-site managers.

(4) Internal compatibility

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

the following:

The streetscape: The internal streetscape of the project contains a U-shaped thoroughfare with one way right in and right out drive isles along Heckscher Drive.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The site plan and written description does not provide any recreational areas.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville. However, the written description proposes that trees may be grouped together within the property.

The treatment of pedestrian ways: No pedestrian specific paths are proposed within the overall development.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Heckscher Drive.

The variety and design of dwelling types: The only proposed dwellings are 3 apartment units that would be solely for onsite managers.

(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 between I-295 and Dave Rawls Boulevard where Semi-Truck uses are prevalent. As such, the subject site will preserve the industrial character of the area by offering an additional complementary use to the surrounding port area. Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	HI	IH	Vacant Governmental
South	CGC	PUD	Vacant
East	CGC	PUD	Vacant
West	CGC	PUD	Vacant / Gate Petroleum Station

(6) Intensity of Development

The proposed development is consistent with the proposed CGC functional land use category.

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 an updated memo provided

by JEA dated June, 29, 2020, the proposed projects closest connection points for both water and sewer are at least 750 feet west of the property under the New Berlin Road East Right-of way.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property will have direct access to the proposed development via Heckscher Drive (SR 105). Furthermore, in the attached memorandums from Traffic Engineering and the FDOT, the development will need to coordinate with FDOT Access Management and Permits.

The application was also forwarded to the Transportation Planning Division on January 13th, 2021 for review. As of Tuesday, January 26, 2021, no comments have been received.

(7) Usable open spaces plazas, recreation areas.

The project will be developed in accordance with Section 656.420 of the Zoning Code and Policy 2.2.4 as applicable of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

(8) Impact on wetlands and flood zones

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size:	0.7 Acres
General Location(s):	The wetlands are along the western and southern property lines.
Quality/Functional Value:	The wetland is a salt marsh which has an extremely high functional value due to its water filtration attenuation of coastal waters and reduction of storm surge in coastal high hazard areas during cataclysmic coastal storms.
Soil Types/Characteristics:	68 – Tisonia Mucky Pete- The Tisonia series consists of nearly level very poorly drained, organic soils. The soils are very slowly permeable. The high water table generally is at or near the surface and areas are flooded twice daily by fluctuating tides for very brief

periods.

Wetland Category:

Category I

Consistency of Permitted Uses:

Uses permitted within Category I wetlands are subject to CCME Policies 4.1.3 and 4.1.5.

Environmental Resource Permit (ERP):

Not provided by the applicant

Wetlands Impact:

Yes, the site plan appears to impact the wetlands area.

Associated Impacts:

The wetland is associated with the AAA/CHHA, the 0.2 percent chance and AE flood zones, and the Nichols Creek.

(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 subject site will be developed with 1 space per 300 gross feet minimum for non-hotel uses, 1 car garages will be provided for every apartment unit with visitor's spaces being provided at a ratio to ½ space per unit.

(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 **January 21, 2021** by the Planning and Development Department, the Notice of Public Hearing signs were posted.



*Source: Planning and Development Department
Date: January 21, 2021*

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2020-0601 be **APPROVED with the following exhibits:**

1. The original legal description dated August 10, 2020
2. The original written description dated January 5, 2021
3. The original site plan dated August 4, 2020

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-0011** be **APPROVED with the Following Conditions:**

1. The fueling stations shall have a ratio of 6 regular vehicle pumps for every 1 semi-truck fueling pump.



Aerial Photo

*Source: JaxGIS
Date: January 26, 2021*



View of the Subject Site

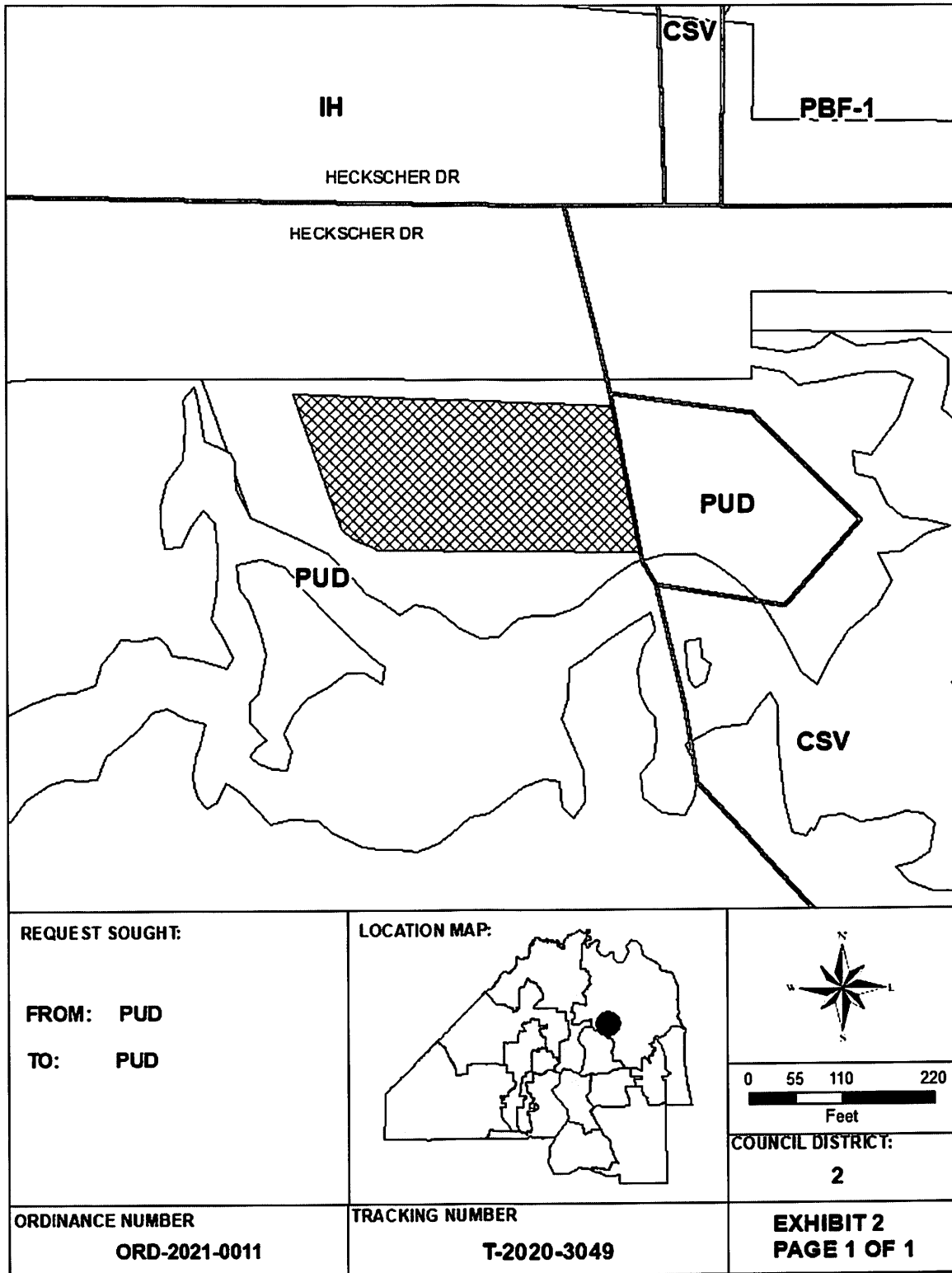
*Source: Planning and Development Department
Date: January 21, 2021*



View of the entrance to the JEA Northside facility across Heckscher Drive

Source: Planning and Development Department

Date: January 21, 2021



Legal Map

Application For Rezoning To PUD**Planning and Development Department Info**

Ordinance # 2021-0011 **Staff Sign-Off/Date** CMC / 12/03/2020
Filing Date 01/08/2021 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 02/09/2021 **Planning Commission** 02/04/2021
Land Use & Zoning 02/17/2021 **2nd City Council** 02/23/2021
Neighborhood Association M&M DAIRY INC.; THE EDEN GROUP INC.
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3049 **Application Status** FILED COMPLETE
Date Started 08/10/2020 **Date Submitted** 08/10/2020

General Information On Applicant

Last Name TRIMMER **First Name** CYNDY **Middle Name**
Company Name
 DRIVER, MCAFFEE, HAWTHORNE AND DIEBENOW, PLLC
Mailing Address
 1 INDEPENDENT DRIVE, SUITE 1200
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9048070185 **Fax** 904 **Email** CKT@DRIVERMCAFFEE.COM

General Information On Owner(s)**Check to fill first Owner with Applicant Info**

Last Name N/A **First Name** N/A **Middle Name**
Company/Trust Name
 RELENTLESS HD LLC
Mailing Address
 19955 NE 38TH CT, SUITE 2302
City AVENTURA **State** FL **Zip Code** 33180
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?
If Yes, State Application No(s) 2006-0595-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 108874 0200	2	6	PUD	PUD

 Ensure that RE# is a 10 digit number with a space (##### ####)
Existing Land Use Category
 CGC
Land Use Category Proposed?
If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 2.68
Development Number
Proposed PUD Name AWESOME TRUCK STOP PUD

Justification For Rezoning Application

TO PERMIT REDEVELOPMENT OF THE PROPERTY TO INCLUDE TRUCK STOP USES.

Location Of Property

General Location
 SOUTH OF HECKSCHER DRIVE AND EAST OF I295

House #	Street Name, Type and Direction	Zip Code
0	HECKSCHER DR	32226

Between Streets

LEGEND LN

and ORAHOOD LN

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
2.68 Acres @ \$10.00 /acre: \$30.00
- 3) Plus Notification Costs Per Addressee
4 Notifications @ \$7.00 /each: \$28.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,327.00

LEGAL DESCRIPTION

August 10, 2020

A portion of Government Lot I, in Section 24, Township I South, Range 27 East, Duval County, Florida, being Parcel 2 described in Official Records Book 6069, Page 861, LESS AND EXCEPT the portions thereof described in Official Records Book 7749, Page 1335, and Official Records Book 12557, page 2337, more particularly described as follows:

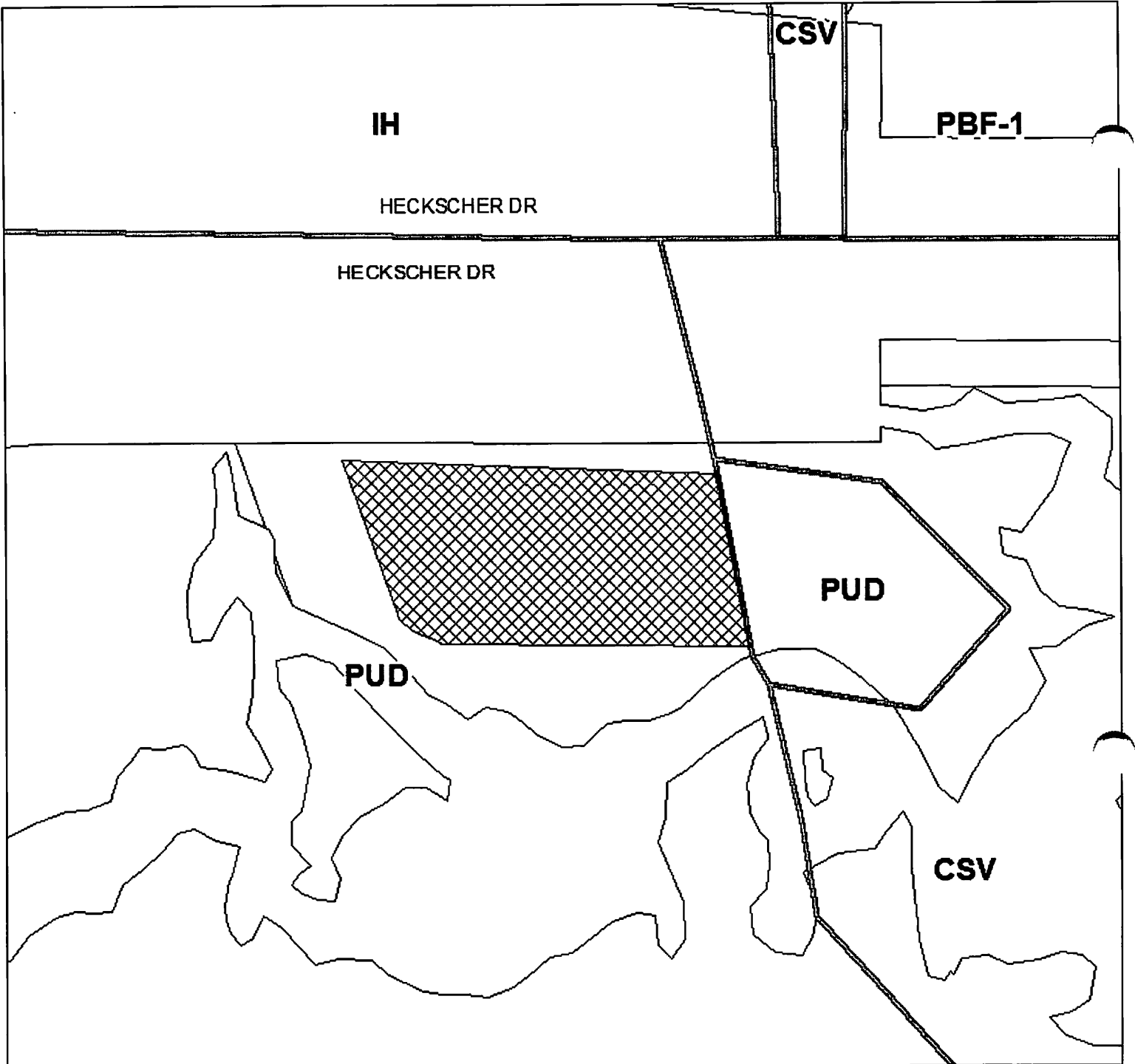
Tract VII

A PART OF GOVERNMENT LOT 1, SECTION 24, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 24 WITH THE FORMER SOUTHERLY RIGHT OF WAY LINE OF HECKSCHER DRIVE (A 100 FOOT RIGHT OF WAY AS FORMERLY ESTABLISHED); THENCE SOUTH 89°19'52" EAST ALONG SAID FORMER SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1510.96 FEET; THENCE SOUTH 00°40'08" WEST, ALONG SAID FORMER RIGHT OF WAY LINE, A DISTANCE OF 49.71 FEET; THENCE SOUTH 89°19'52" EAST, ALONG SAID FORMER RIGHT OF WAY LINE, A DISTANCE OF 22.13 FEET; THENCE SOUTH 10°21'29" EAST, ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 1 (AS SHOWN ON SURVEY BY ROBERT M. ANGAS & ASSOCIATES DATED MARCH 4, 1954), A DISTANCE OF 105.37 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF SAID HECKSCHER DRIVE AND THE POINT OF BEGINNING FOR THE LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTH 10°21'29" EAST, ALONG SAID EASTERLY LINE OF GOVERNMENT LOT 1, A DISTANCE OF 173 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG SAID MEAN HIGH WATER LINE AND FOLLOWING THE MEANDERINGS THEREOF, A DISTANCE OF 512 FEET MORE OR LESS TO SAID EXISTING SOUTHERLY RIGHT OF WAY LINE OF HECKSCHER DRIVE; THENCE SOUTH 87°50'56" EAST, ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 372 FEET MORE OR LESS TO THE POINT OF BEGINNING.

Said Tract VII being more particularly described as:

Begin at the said Point of Beginning described above: thence South 10°28'26 East, along said Easterly line of Government Lot 1, for 177.28; thence North 89°21'51" West, departing said Easterly line of Government Lot 1 for 311.45 feet to the intersection with the Northerly mean high water line of Nichols Creek; thence along said Northerly mean high water line the following three (3) courses: Course #1: North 67°21'01" West, for 1.38 feet; Course #2: North 65°53'07" West, for 30.25 feet; Course #3: North 46°53'31" West, for 19.13 feet; thence North 19°34'54" West, departing said mean high water line, a distance of 168.90 feet to the intersection of the Southerly right of way line of Legend Lane, also known as Access Road "D" (Future), as shown on Dames Point Expressway right-of-way map, Section 72002-3513; thence South 87°50'57" East, along said Southerly right of way line, a distance of 378.93 to the Point of Beginning.

LESS AND EXCEPT ANY PART LYING WITHIN THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12557, PAGE 2337.

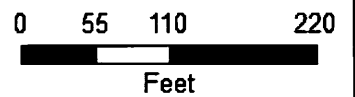
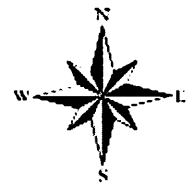
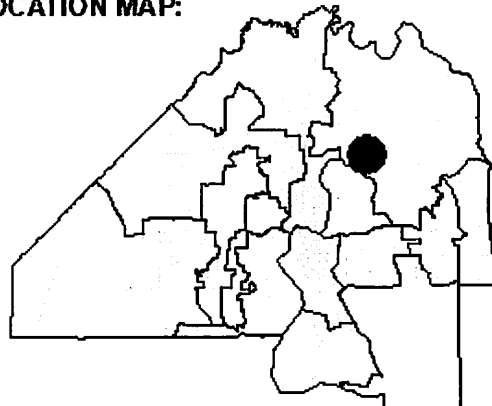


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

2

ORDINANCE NUMBER

ORD-2021-0011

TRACKING NUMBER

T-2020-3049

**EXHIBIT 2
PAGE 1 OF 1**

PUD WRITTEN DESCRIPTION
RELENTLESS TRUCK STOP PUD

November 23, 2020

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 2.68 acres of property from PUD to PUD to facilitate development of the property located at 0 Heckscher Drive (RE# 108874 0200) as more particularly described in Exhibit 1 (the “Property”) into a truck stop with weigh station.

The Property is currently undeveloped and was rezoned to PUD in 2006 (Ordinance 2006-595) to allow for development of the Property and surrounding area along Heckscher Drive and I-295 as a mixed commercial and residential development. The Property is located along Heckscher Drive and predominantly surrounded by wetlands. The current PUD adopts the standards from the 2006 PUD and adds the proposed truck stop and weigh station with residential units for on-site managers as permitted uses. The proposed development complements the surrounding industrial areas without fundamentally altering the vision and plan of the 2006 PUD.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	CGC/HI	PUD/IH	Heckscher Drive, Vacant
East	CGC/CSV	PUD/CSV	Vacant
South	CGC/CSV	PUD/CSV	Vacant
West	CGC	PUD	Vacant

- B. Project name: Relentless Truck Stop.
- C. Project engineer: Envision Design and Engineering, LLC.
- D. Project developer: Relentless HD, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC.
- G. Current zoning district: PUD.
- H. Requested land use designation: CGC.
- I. Requested zoning district: PUD.
- J. Real estate numbers: 108874-0200.

II. QUANTITATIVE DATA

- A. Total acreage: 2.68 acres.
- B. Total amount of non-residential floor area: 50,000 sq. ft.
- C. Total amount of land coverage of all buildings and structures: 1.34 acres.

III. STATEMENTS

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

The proposed PUD adopts the current PUD zoning district regulations except as modified as follows:

- Adds truck stop, weigh station, and multifamily integrated with a commercial use as permitted uses.
- Allows for signage on the property that is consistent with Section 656.1303(3).
- Allows for relocation but not reduction to required landscaping.
- Provides that any development impacting wetlands will be permitted in accordance with local, state and federal requirements.

- 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.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

IV. USES AND RESTRICTIONS

- A. Permitted uses (Commercial):

1. Truck stop with associated fueling, weigh station and truck wash facilities.
2. Multi-family residential vertically integrated with a commercial use.
3. Restaurants, including those which include the sale of all alcoholic beverages inside and outside, including liquor, beer and wine, for on premises consumption.
4. Restaurants with the outside sale and service of food; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access, subject to the review and approval of the Planning and Development Department.
5. Business and professional offices
6. Medical, dental and chiropractic offices or clinics.

7. Banks, savings and loans, and other financial institutions and similar uses; including drive-through and, drive-up facilities, with drives and connections designed and configured for safe access, subject to the review and approval of the Planning and Development Department.
8. Hotels and motels.
9. Service station and car wash.
10. Retail sales permitted in the CCG-1 category shall be permitted in single or multi-tenant buildings.

B. Permitted uses (Residential):

1. Townhouses (fee simple or condominium ownership).
2. Condominiums.
3. Rental units.
4. Amenity/recreation center, which may include a pool, tennis courts, cabana/clubhouse, health/exercise facility, and similar uses.
5. Structured parking which may encompass first or second floor of each condominium building.
6. Recreational and/or community structures including park, or passive recreation area overlooking water or marsh.
7. Retail sales permitted in the CCG-1 category shall be permitted in single or multi-tenant buildings.

C. Permitted accessory uses and structures:

1. Accessory uses and structures are permitted if those uses and structures are of a nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal building. Accessory uses shall not involve operations or structures not in keeping with character of the district where located and shall be subject to the following:
 - a. Accessory uses, shall not be located in required front or side yards except as follows:
 - i. Detached accessory structures such as covered parking, or garages which are separated from the main structure may be located in a required side or rear yard but not less than three (3) feet from a lot line. If bonus rooms are

located above such an accessory structure, then such structure shall be not less than five (5) feet from a lot line.

- ii. Air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard and may be located not less than seven (7) feet to the property line.
- b. Accessory uses and structures in a residential parcel shall include private garages and private boathouses or shelters, toolhouses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits and swimming pools. Any structure under a common roof and meeting all required yards is a principal structure. The maximum height of an accessory structure shall not exceed fifteen (15) feet in all residential developments.

V. DESIGN GUIDELINES

A. Lot requirements (Commercial):

- 1. Minimum lot area: None.
- 2. Minimum lot width: None.
- 3. Minimum lot coverage: None.
- 4. Minimum front building setback: None.
- 5. Minimum side building setback: None.
- 6. Minimum rear building setback: Ten (10) feet.

B. Lot requirements (Residential-townhouses):

- 1. Minimum lot area: One thousand four hundred (1,400) square feet.
- 2. Minimum lot width: Eighteen (18) feet.
- 3. Maximum lot coverage: Seventy-five (75) percent.
- 4. Minimum front building setback: Twenty (20) feet to face of garage; Ten (10) feet to face of structures.
- 5. Minimum side building setback: Zero (0) feet for an interior unit; Ten (10) feet for an end unit.
- 6. Minimum rear building setback: Twenty (20) feet however may be reduced to ten (10) feet in those areas where a minimum ten (10) foot upland buffer is provided.

C. Lot requirements (Residential-all other uses):

- 1. Minimum lot area: None.
- 2. Minimum lot width: None.

3. Maximum lot coverage: Fifty (50) percent.
4. Minimum front building setback: Twenty (20) feet.
5. Minimum side building setback: Twenty (20) feet.
6. Minimum rear building setback: Twenty (20) feet.

D. Maximum height of structures:

1. Commercial: Ninety (90) feet for hotel or motel use; fifty (50) feet for all other uses; in both cases height may be unlimited where the building is set back on all sides of the project boundaries no less than one horizontal foot for each six (6) vertical feet in excess of the height limitations identified above.
2. Residential (townhouses): Four (4) stories and sixty (60) feet.
3. Residential (all other uses): Eight (8) stories over parking and ninety (90) feet.

E. Common landscape maintenance (townhouses): The proper maintenance of all common areas, lawns, and landscaping by means of a common lawn and landscaping company shall be funded by an owners' association with mandatory association dues.

F. Patios and porches (townhouses): Patios and porches, including screened patios with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures shall be permitted for each unit and may be located within front, side, or rear yards.

G. Ingress, egress and circulation:

1. Parking requirements:
 - a. Commercial: One (1) space per three hundred (300) gross feet minimum for non-hotel use; one space per hotel room minimum.
 - b. Residential (townhouses): A one (1) car garage will be provided for every unit with additional uncovered parking spaces for residents and visitors at a ratio of one-half (1/2) spaces per unit.
 - c. Residential (all other uses): 2 (two) spaces per unit.
2. Vehicular access: Vehicular access to the Property shall be by way of Heckscher Drive substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Florida Department of Transportation.
3. Pedestrian access: Sidewalks shall be provided if required by the 2030 Comprehensive plan at such time as connectivity is established from parcels east or west of the property.

H. Signs:

1. One (1) street frontage sign per lot not exceeding one (1) square foot for each linear foot of street frontage, per street, to a maximum size of three hundred (300) square feet in area for every three hundred (300) linear feet of street frontage or portion thereof is permitted, provided they are located no closer than two hundred (200) feet apart.
 2. Wall signs are permitted.
 3. One (1) under the canopy sign per occupancy not exceeding a maximum of eight (8) square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.
 4. In lieu of the street frontage sign permitted in subsection (1) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed one hundred (100) square feet, or thirty-five percent (35%) of the allowable square footage of the street frontage sign permitted in subsection (1) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in Section 656.1303(h)(1). Only one (1) flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flagpole.
- I. Landscaping: Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations); provided, however, that the location of landscaping may vary from the specific provisions of the Landscape and Tree Protection Regulations set forth in Part 12 of the Zoning Code and required trees may be grouped together within the Property. A modification from the requirements of Part 12 of the Zoning Code (Landscape and Tree Protection Regulations) may be permitted within the PUD as an administrative modification to the PUD subject to the review and approval of the Planning and development Department.
 - J. Lighting: Lighting shall be provided in accordance with code requirements. Throughout all areas of the development, no illumination and/or glare shall be directed towards any residential development.
 - K. Recreation and open space: Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan.
 - L. Utilities: Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.

M. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements or as otherwise approved by St. Johns River Water Management District.

N. Buffers:

1. All wetlands shall have an average twenty-five (25) foot buffer.
2. Areas such as utilities, maintenance, dumpsters and loading/unloading zones shall be screened from the public streets or right-of-way by a visual screen eight (8) foot in height and one hundred percent (100%) opaque.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community. The PUD meets the following zoning and land use initiatives:

- A. Is more efficient than would be possible through strict application of the Zoning Code:
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan:

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
3. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.

4. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
5. Policy 1.1.13 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria:
 - a. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use;
 - b. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and
 - c. The proposed development is compatible with surrounding existing land uses and zoning.
6. Objective 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
7. Objective 1.3 of the Future Land Use Element of the 2030 Comprehensive Plan – Continue to improve coordination between transportation and land use planning efforts in order to optimize transportation system capacity and promote high quality site designs.
8. Policy 1.3.4 of the Future Land Use Element of the 2030 Comprehensive Plan – New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering

Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.

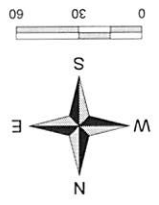
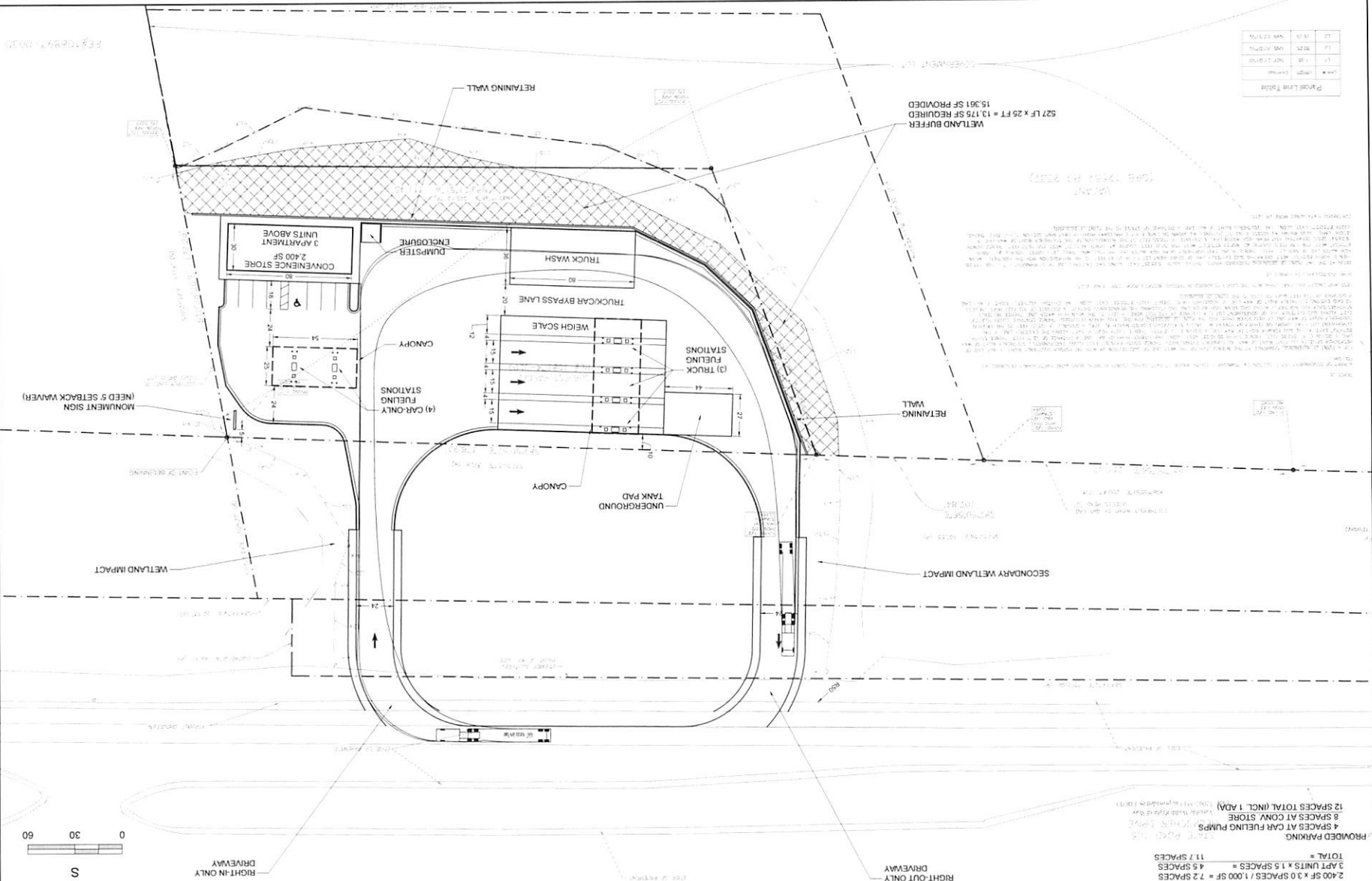
9. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
10. Objective 3.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
11. Policy 3.2.1 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
12. Policy 3.2.7 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.
13. Policy 3.2.13 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall encourage commercial uses at interstate interchanges to use site design measures which serve to unify the projects by such techniques as cross access and interconnectivity. The site design measure should minimize impacts to surrounding areas.
14. Goal 6 of the Future Land Use Element of the 2030 Comprehensive Plan – To increase coordination between land use, transportation, and utility infrastructure.
15. Objective 36.3 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill 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.
16. Goal 7 of the Future Land Use Element of the 2030 Comprehensive Plan – To consider the impact on the St. Johns River and its tributaries when reviewing development, land development regulations, public infrastructure and investment, and other City actions that present opportunities for improving water quality health and the overall sustainability of Jacksonville within its environment.
17. Policy 7.1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – The Planning and Development Department shall consider the land use impact on the St.

Johns River and its tributaries by reviewing the future land use designation and land development regulations of those properties that are contiguous with and immediately adjacent to a water body.

Symbol	Description
---	Property Line
---	1" = 10' (Horizontal)
---	1" = 20' (Vertical)
---	1" = 10' (Horizontal)
---	1" = 20' (Vertical)

SITE DEVELOPMENT SUMMARY:

- PROJECT AREA = 1.47 ACRES
- CAR FUELING POSITIONS = 3
- CAR FUELING STUDIOS = 4
- 3 APARTMENT UNITS (STUDIOS ON 2ND FLOOR)
- 2,400 SF CONVENIENCE STORE
- REQUIRED PARKING
- 2,400 SF x 3.0 SPACES / 1,000 SF = 7.2 SPACES
- 3 APT UNITS x 1.5 SPACES = 4.5 SPACES
- TOTAL = 11.7 SPACES
- PROVIDED PARKING
- STATE PARKING
- 4 SPACES AT CAR FUELING PUMPS
- 8 SPACES AT CONV. STORE
- 12 SPACES TOTAL INCL. 1 ADM. (Total provided = 20)



ENTISION ENGINEERS
 446-7A Heckscher Ave. #108
 Jacksonville, FL 32207
 (904) 414-1147
 www.entision.com
 CA Lic. No. 29561

Heckscher Drive Fuel Station
 Jacksonville, FL

ISSUE DESCRIPTION DATE
 Owner Review 08/04/2023

C-2.0
 Site Geometry Plan

EXHIBIT F
AWESOME TRUCK STOP PUD

Land Use Table

Total gross acreage	<u>2.68</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family (vertically integrated with and supportive of the commercial use)	_____ Acres	_____ %
Total number of dwelling units	<u>3</u> D.U.	
Commercial	<u>2.68</u> Acres	<u>100</u> %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	_____ Acres	_____ %
Public and private right-of-way	_____ Acres	_____ %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Krista Burby
Driver, McAfee, Hawthorne & Diebnow
1 Independent Drive, Suite 1200
Jacksonville, FL, 32202

June 29, 2020

Project Name: Heckscher PUD
Availability#: 2020-2150

Attn: Krista Burby,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement from the third party owner providing applicant with the right to construct the utilities.

Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found, https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2020-2150
 Request Received On: 6/24/2020
 Availability Response: 6/29/2020
 Prepared by: Christopher Watson

Project Information

Name: Heckscher PUD
 Type: OTHER
 Requested Flow: 35,960 gpd
 Location: 0 Heckscher Drive, Jacksonville, FL 32226 between Heckscher Village Drive and San Carlos Creek
 Parcel ID No.: 108874-0200
 Description: Truck wash, weigh and service station.

Potable Water Connection

Water Treatment Grid: NORTH GRID
 Connection Point #1: No water main abuts this property. Existing 8-inch water main stub within the New Berlin Re E ROW, approx 825 LF west of this property.
 Connection Point #2: NA
 POC location to be field verified by developer during project design. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. JEA must approve construction and accept the lines prior to meter issuance.
 Special Conditions: Send pre-design meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/.

Sewer Connection

Sewer Treatment Plant: DISTRICT 2/CEDAR BAY
 Connection Point #1: No sewer main abuts this property. Existing 4-inch water main stub within the New Berlin Re E ROW, approx 750 LF west of this property.
 Connection Point #2: NA
 POC location to be field verified by developer during project design. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. Send pre-design meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/. For force main connection conditions, please email fmconnections@jea.com referencing this availability letter. Connection to the JEA-owned sewer system for your project may require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

Reclaimed Water Connection

Sewer Region/Plant: N/A

Connection Point #1: No reclaim in the foreseeable future.

Connection Point #2: NA

Special Conditions:

General Comments:

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.