

WRITTEN DESCRIPTION
SUNSHINE ORGANICS &
COMPOST (October 29, 2020)

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

0 Buffalo Avenue, RE Parcel ID # 111121 000, 10.76 total acres; Existing use is a Source Separated Organics Processing Facility (SOPF) focused on wood processing. Types of surrounding businesses include low density residential, fuel storage and distribution, railroads, other light industrial. Proposed use is food and organic compost facility.

B. Project Name: *Sunshine Organics & Compost*

C. Project Architect/Planner: *Terracon Consultants*

D. Project Engineer: *Almond Engineering*

E. Project Developer: *Sunshine Organics & Compost, LLC*

1) Current Land Use Designation: *Light Industrial*

2) Current Zoning District: *IL*

F. Requested Zoning District: *PUD*

G. Real Estate Number(s); *111121 0000*

II. QUANTITATIVE DATA

A. Total Acreage: *10.76 Acres*

B. Total number of dwelling units: *0*

C. Total amount of non-residential floor area: *0*

D. Total amount of recreation area: *0*

E. Total amount of open space: *10.76 acres*

F. Total amount of public/private rights-of-way: *0*

G. Total amount of land coverage of all buildings and structures: 0

H. Phase of schedule of construction (include initiation dates and completion dates):

Construction to begin upon receipt of applicable building permits; all site work to be completed within 150 days thereafter.

III. STATEMENTS

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

The proposed PUD includes a single parcel currently zoned IL (Light Industrial). The intended use of the property is going to be changed from SOPF wood processing/mulching to PUD to accommodate a food/organics compost facility, which is considered a solid waste facility. All uses in the PUD shall be allowed in the HI land use category. The LI portion of the PUD will be primarily used as retention on 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.

The owner and its successors, assigns and lessees will continue to operate and maintain all areas and functions of the Property described herein.

IV. USES AND RESTRICTIONS

The property is located in the Industrial Situational Compatibility Area and per the City's Comprehensive Plan, solid waste management facilities, including composting and recycling operations, are allowed as Secondary Uses in LI.

A. Permitted Uses:

1. *Outdoor processing and composting of source-separated food products (not to include meat, poultry, fish or similar animal food products), including:*
 - a. *Truck delivery of tree and food waste/debris;*
 - b. *Mulching of tree waste/debris;*
 - c. *Dumping, mixing and outdoor containment of mulch and source separated food waste;*
 - d. *On-site transporting and mixing of compost materials, and;*
 - e. *Truck loading of compost material for off-site delivery.*
2. *An industrial, manufacturing, distribution, storage or wholesaling use which is otherwise lawful, except those uses listed hereunder as being permissible only by exception.*

3. *Service establishments catering to commerce and industry, including, linen supply, laundry and dry cleaning plants, freight movers, communications services, business machine services, sign companies.*
4. *Hiring and union halls, employment agencies, and day labor pools.*
5. *Automobile service stations, major repair or service garages, truck stops, mobile car detailing, auto laundry, and automated car washes meeting the performance standards and development criteria set forth in Part 4, and similar uses.*
6. *Freight, trucking, shipping or other transportation terminals.*
7. *Outdoor storage yards and lots including automobile wrecking or storage yards and junkyards (but not scrap processing yards) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque.*
8. *Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4.*
9. *Bulk storage of flammable liquids, but not refining or processing if storage not within a completely enclosed building or structure is visually screened by a six-foot fence or wall not less than 95 percent solid.*
10. *Trade and technical training facilities, vocation and industrial schools.*
11. *All types of professional and business offices.*
12. *Medical and dental offices and medical clinics.*
13. *Retail sale of heavy machinery and equipment, boats, farm equipment, machinery supplies, lumber and building supplies and similar uses.*
14. *Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.*
15. *Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.*
16. *Establishments engaged in the manufacturing of paints, varnishes, lacquers, enamels and shellac, putties, wood fillers and sealers, paint and varnish removers, paint brush cleaners and allied products, but excluding therefrom the manufacturing of the resins and other components from which such products are manufactured.*
17. *Waste tire site, waste tire processing center, or tire recycling, as defined in Rule 62-701, Florida Administrative Code (Solid Waste Management Facilities) and Section 403.717, Florida Statutes (Waste tire and lead-acid battery requirements).*

B. Permissible Uses by Exception:

1. *Scrap processing, outdoor, unclean activity meeting the performance standards and development criteria set forth in Part 4.*
2. *Facilities for recycling construction demolition debris, meeting the performance standards and development criteria set forth in Part 4.*

3. *Paper and pulp manufacture.*
4. *Outdoor storage of scrap or processed scrap generated through scrap processing, indoor, clean activity.*
5. *Construction and demolition recycling facilities.*
6. *Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.*
7. *Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.*
8. *Commercial retail and service establishments in support of an industrial use.*
9. *Sanitary landfills and construction and demolition debris landfills meeting the performance standards and development criteria set forth in Part 4.*
10. *Automobile service stations, major repair or service garages, truck stops, manual car wash, and similar uses.*

C. Limitations on Permitted and Permissible Uses by Exception: *See above.*

D. Permitted Accessory Uses and Structures: *Those authorized in Section 656.403*

E. Restrictions on Uses: *None.*

V. DESIGN GUIDELINES

A. Lot Requirements:

- 1) *Minimum lot area: None.*
- 2) *Minimum lot width: None.*
- 3) *Maximum lot coverage: None.*
- 4) *Minimum front yard: None.*
- 5) *Minimum side yard: None.*
- 6) *Minimum rear yard: None.*
- 7) *Maximum height of structure: None.*

B. Ingress, Egress and Circulation:

1) *Parking Requirements.* The parking required for this development generally meets the requirements of Part 6 of the Zoning Code.

2) *Vehicular Access.*

- a. Primary vehicular access to the Property shall be by way of Buffalo Avenue, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

Signage shall be the same as in CCG, CCBD and CR zoning districts, as permitted by Part 13, Chapter 656, Zoning Code.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space:

No dedicated recreation or open space is required.

F. Utilities.

Water, electric and sanitary sewer (if needed) will be provided by JEA.

G. Wetlands

There are no jurisdictional or isolated wetlands on the Property.

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 neighborhood and community.

- 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;

Exhibit D

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- 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.
- D. Provides a needed service of food and organics composting/recycling for the greater Jacksonville area.

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