

# 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.: 2021-697**                      **Application for: Fay Road Industrial 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 with Conditions**

Planning Commission Recommendation:                            **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated April 15, 2021.
2. The original written description dated August 10, 2021.
3. The original site plan dated March 29, 2021.

Recommended Planning Commission Conditions to the Ordinance:

**Planning Commission conditions:**

1. A noise suppression wall will be constructed along the south and east sides of the shredder, shown on a site plan subject to the review and approval of the Planning and Development Department.
2. There shall be a thirty (30) foot wide undisturbed buffer along the southern property line meeting Section 656.1216 of the Zoning Code.
3. Construction and demolition recycling facilities shall be prohibited except for roof shingles and similar products.
4. Recycling facilities and yards, recycling collections points, shall be subject to the performance standards and development criteria set forth in Part 4.

**Planning Department conditions:**

1. All shredding shall be performed within an enclosed building.
2. There shall be a thirty (30) foot wide undisturbed buffer along the southern property line meeting Section 656.1216 of the Zoning Code.
3. Construction and demolition recycling facilities shall be prohibited.
4. Recycling facilities and yards, recycling collections points, shall be subject to the performance standards and development criteria set forth in Part 4.
5. Recycling shall be indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4, Zoning Code.

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

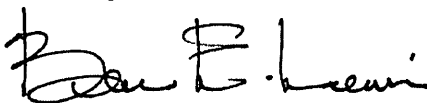
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 5-0

David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Absent
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
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 2021-697 TO**

**PLANNED UNIT DEVELOPMENT**

**OCTOBER 21, 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 2021-697 to Planned Unit Development.

***Location:*** West side of Dunn Creek Road between Faye Road and Farm Road

***Real Estate Number(s):*** 110629-0200

***Current Zoning District(s):*** Planned Unit Development (PUD 2018-667)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Light Industrial (LI)

***Planning District:*** North, District 6

***Applicant/Agent:*** Paul M. Harden, Esq.  
1431 Riverplace Boulevard, Suite 901  
Jacksonville, Florida 32207

***Owner:*** John Arwood  
Arwood Dunn Creek Management, LLC  
13255 Lanier Road  
Jacksonville, Florida 32256

***Staff Recommendation:*** **APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development 2021-697 seeks to rezone approximately 6.01 acres of land from PUD to PUD. The rezoning to PUD is being sought to allow a recycling center for roofing materials and other similar industrial uses.

The current PUD, 2018-667-E, allows for a concrete batch mixing plant, light manufacturing, warehousing, wholesaling, building trades contractors, bulk storage yards, and other similar industrial uses.

PUD Ord. 2018-667-E was approved with the following conditions:

- (1) There shall be an eight (8) foot screen along the subject property adjacent to residential uses.
- (2) There shall be a thirty (30) foot no use zone along the subject property adjacent to residential uses.
- (3) All vegetation within the thirty (30) foot no use zone along the subject property adjacent to residential uses shall be east of the eight (8) foot screen.
- (4) The height of the silo is limited to sixty-five (65) feet.

The proposed PUD includes the conditions in the written description. Staff does not feel these need to be included as conditions.

### **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.

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

Yes. The Planning and Development Department finds that the subject property is located in the Light Industrial (LI) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The PUD is proposing recycling facilities and yards and other similar industrial uses. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

Yes. 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:**

**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.

#### ***(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 plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

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

***(1) Consistency with the 2030 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Light Industrial (LI). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as 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 lands for recycling center for roofing materials. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The use of existing and proposed landscaping: The PUD has a vegetated berm along Dunn Creek Road which screens the use from the right of way. The PUD indicates that a natural landscape buffer will be in place along the southern property line to protect those residential dwellings.

***(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:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The PUD is proposing a 15 foot undisturbed buffer and a 10 foot wide no use zone along the southern property line. Staff is of the opinion that the 10 foot wide no use zone is insufficient to alleviate the potential negative impacts of noise and vibration that will occur during the shredding operation. **Staff is recommending a 30 foot wide undisturbed buffer meeting Section 656.1216 of the Zoning Code along the southern property line.** This buffer will require a 6 foot high fence and one tree every 25 feet. Existing trees may count toward the tree requirement.

The PUD does not show a building to house the shredder. The IL Zoning District contains the provision that all uses shall be in an enclosed building, except outside storage. The shredding operation must be in a building to alleviate the negative impacts to the adjacent residential uses that will occur. **Staff is recommending the shredding operation occur in an enclosed building.**

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	RMD-A	Interstate 295
South	LDR	RR-Acre	Single family dwellings
East	LDR	RR-Acre	Single family dwellings
West	LI	PUD (18-667)	Concrete batch mixing plant

***(6) Intensity of Development***

The proposed development is consistent with the Light Industrial (LI) functional land use category for the recycling and shredding of roofing material. The PUD will only be appropriate at this location if the PUD is approved with the recommended conditions.

- The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: The PUD is proposing a 25 foot buffer with 10 foot no-use zone along the residential dwelling to the south. Although there are some trees along the property line, some sections are devoid of trees. The 30 foot buffer recommended by staff will create a significant separation from the shredding operation to ensure residents are able to enjoy their homes.

- The existing residential density and intensity of use of surrounding lands: There are single family dwellings to the south and east of the property. These residents expect a certain level of peace and quiet. The PUD must be approved with the recommended conditions for residents to enjoy their homes.
- The existence and treatment of any environmental hazards to the proposed PUD property or surrounding lands: The PUD allows outside storage of roofing materials before they are shredded. Shingles contain chemicals which could leach into the soils. The

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

Commercial/industrial uses do not require open space or recreation areas.

***(8) Impact on wetlands***

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

***(9) Listed species regulations***

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

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

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

***(11) Sidewalks, trails, and bikeways***

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

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on October 21, 2021, the required Notice of Public Hearing sign was posted.

**RECOMMENDATION**

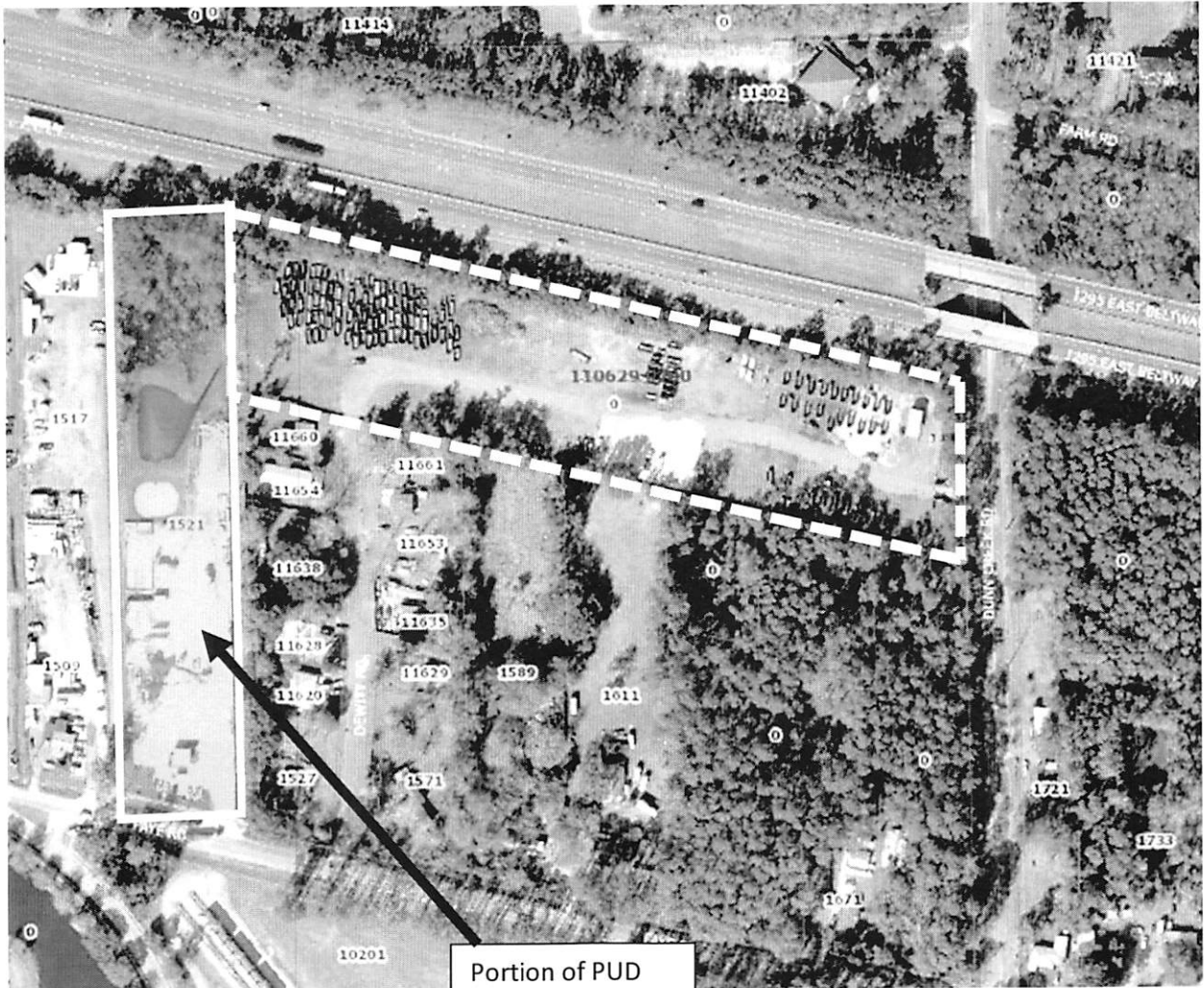
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2021-697** be **APPROVED with the following exhibits:**

1. The original legal description dated April 15, 2021.
2. The original written description dated August 10, 2021.
3. The original site plan dated March 29, 2021.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-697** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. All shredding shall be performed within an enclosed building.
2. There shall be a thirty (30) foot wide undisturbed buffer along the southern property line meeting Section 656.1216 of the Zoning Code.
3. Construction and demolition recycling facilities shall be prohibited.
4. Recycling facilities and yards, recycling collections points, shall be subject to the performance standards and development criteria set forth in Part 4.
5. Recycling shall be indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4, Zoning Code.





Aerial view of subject property

Portion of PUD  
rezoned to allow  
concrete batch  
mixing plan



Entrance to subject property on Dunn Creek Road



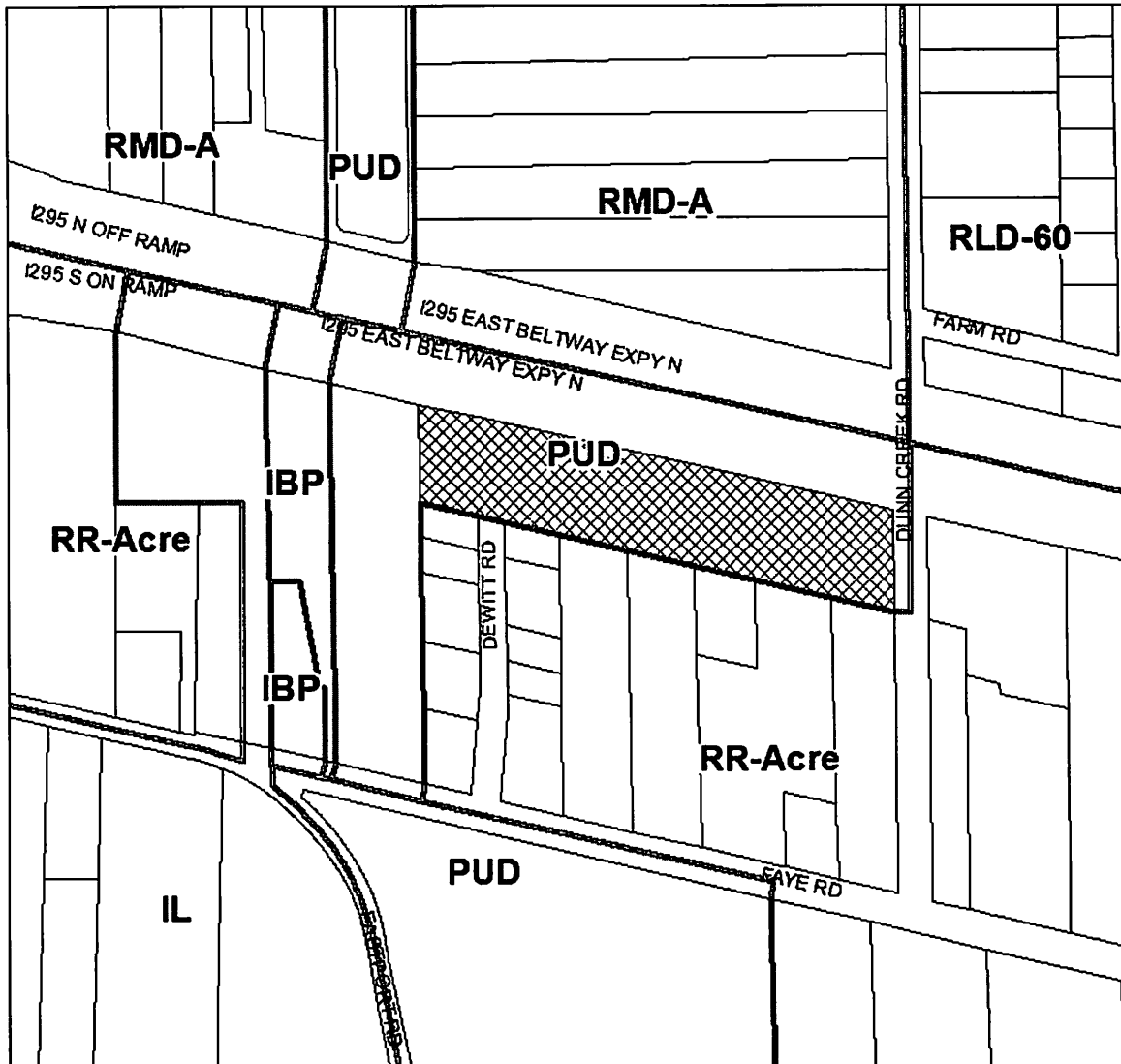
New construction of single family dwelling on Dunn Creek Road across from entrance

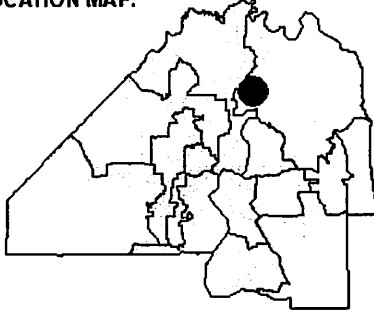



New construction of single family dwelling on Dunn Creek Road across from entrance



Single family dwelling on Faye Road



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: PUD</b></p> <p><b>TO: PUD</b></p>	<p><b>LOCATION MAP:</b></p> 	 <p>0 130 260 520      Feet</p>
<p><b>ORDINANCE NUMBER</b>      ORD-2021-0697</p>	<p><b>TRACKING NUMBER</b>      T-2021-3530</p>	<p><b>COUNCIL DISTRICT:</b>      2</p> <p><b>EXHIBIT 2</b>  <b>PAGE 1 OF 1</b></p>

# Application For Rezoning To PUD

## Planning and Development Department Info

**Ordinance #** 2021-0697 **Staff Sign-Off/Date** BEL / 09/03/2021  
**Filing Date** 09/22/2021 **Number of Signs to Post** 3  
**Hearing Dates:**  
**1st City Council** 10/26/2021 **Planning Commission** 10/21/2021  
**Land Use & Zoning** 11/02/2021 **2nd City Council** N/A  
**Neighborhood Association** NONE  
**Neighborhood Action Plan/Corridor Study** NONE

## Application Info

**Tracking #** 3530 **Application Status** PENDING  
**Date Started** 05/06/2021 **Date Submitted** 05/14/2021

## General Information On Applicant

**Last Name** HARDEN **First Name** PAUL **Middle Name** M.  
**Company Name**  
 LAW OFFICE OF PAUL M. HARDEN  
**Mailing Address**  
 1431 RIVERPLACE BLVD, SUITE 901  
**City** JACKSONVILLE **State** FL **Zip Code** 32207  
**Phone** 9043965731 **Fax** **Email** PAUL\_HARDEN@BELLSOUTH.NET

## General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** ARWOOD **First Name** JOHN **Middle Name**  
**Company/Trust Name**  
 ARWOOD DUNN CREEK MANAGEMENT LLC  
**Mailing Address**  
 13255 LANIER RD  
**City** JACKSONVILLE **State** FL **Zip Code** 32256  
**Phone** **Fax** **Email**

## Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)** 2018-0667

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 110629 0200	2	6	PUD	PUD

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

**Existing Land Use Category**

LI

**Land Use Category Proposed?****If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre)** 6.01**Development Number****Proposed PUD Name** FAYE ROAD INDUSTRIAL II PUD**Justification For Rezoning Application**

THIS PUD IS BEING AMENDED TO PERMIT SCRAP PROCESSING, OUTDOOR, UNCLEAN ACTIVITY MEETING THE PERFORMANCE STANDARDS AND DEVELOPMENT CRITERIA SET FORTH IN PART 4.

**Location Of Property****General Location**

SOUTHWEST QUADRANT OF I-295 AND DUNN CREEK RD.

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
0	DUNN CREEK RD	32218

**Between Streets**

DUNN CREEK RD and PULASKI RD

**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

- |   |                   |
|---|-------------------|
| <b>1) Rezoning Application's General Base Fee:</b>                | <b>\$2,000.00</b> |
| <b>2) Plus Cost Per Acre or Portion Thereof</b>                   |                   |
| <b>6.01 Acres @ \$10.00 /acre:</b>                                | <b>\$70.00</b>    |
| <b>3) Plus Notification Costs Per Addressee</b>                   |                   |
| <b>28 Notifications @ \$7.00 /each:</b>                           | <b>\$196.00</b>   |
| <b>4) Total Rezoning Application Cost (Not to Exceed \$0.00):</b> | <b>\$2,266.00</b> |

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



## Legal Description

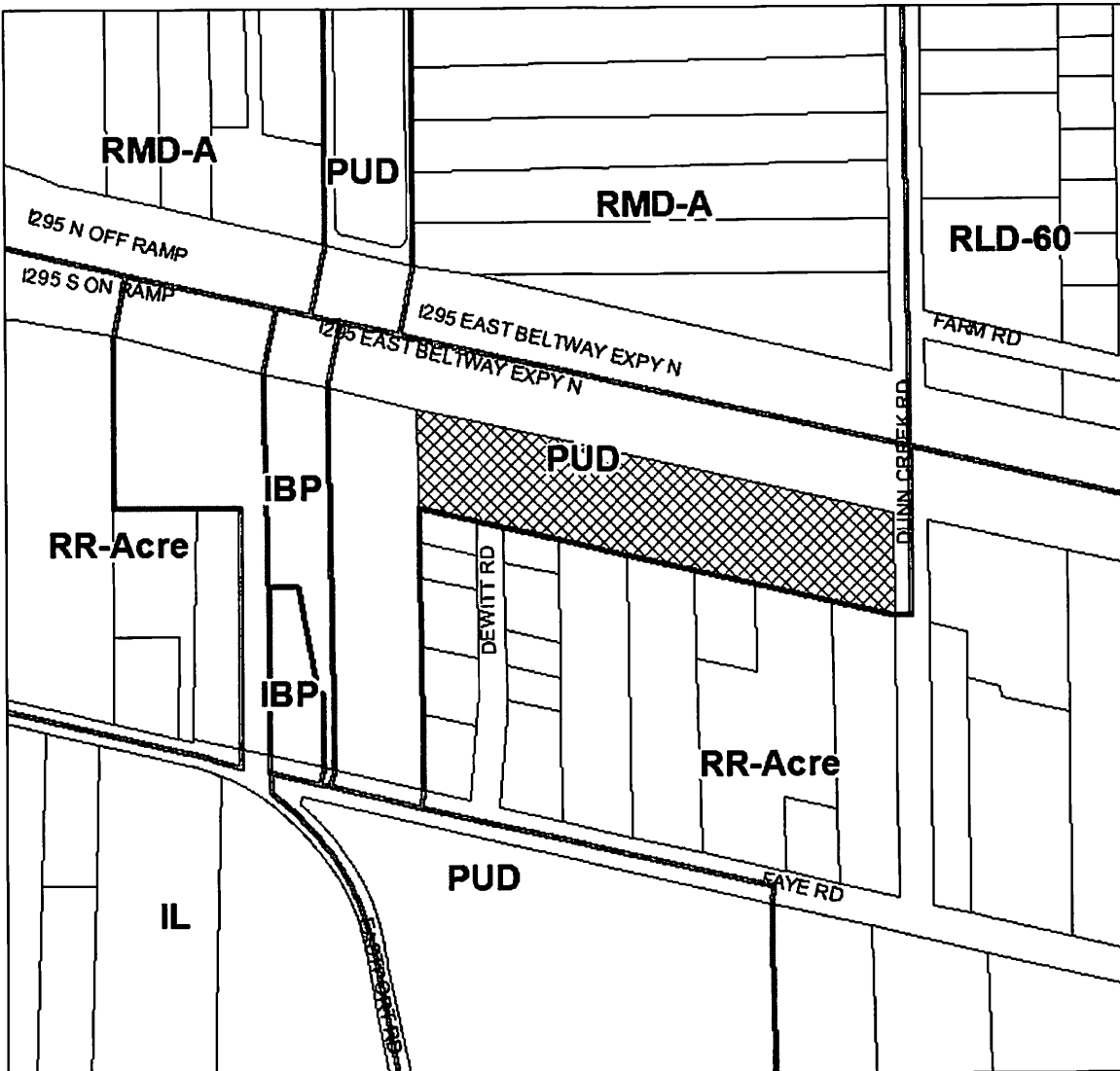
April 15, 2021

---

A PORTION OF LOTS 10 AND 11, EASTPORT SMALL FARMS, AS RECORDED IN PLAT BOOK 18, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 16 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, AS RECORDED IN PLAT BOOK 1, PAGE 7 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING WITHIN SECTION 46, TOWNSHIP 1 SOUTH, RANGE 27 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE SOUTHWESTERLY CORNER OF LOT 1, DEWITT'S SUBDIVISION, AS RECORDED IN PLAT BOOK 27, PAGE 11 OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; SAID POINT BEING SITUATE ON THE NORTHERLY RIGHT OF WAY LINE OF EASTPORT ROAD (AN 80' PUBLIC ROAD RIGHT OF WAY, FORMERLY KNOWN AS NEW BERLIN SHORT CUT AS PER PLAT BOOK 18, PAGE 15 AND ALSO FORMERLY KNOWN AS FAYE ROAD AS PER PLAT BOOK 27, PAGE 11, OF SAID CURRENT PUBLIC RECORDS); THENCE NORTH 76°42'49" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 209.83 FEET TO THE SOUTHEASTERLY CORNER OF LANDS AS RECORDED AND DESCRIBED IN OFFICIAL RECORDS BOOK 10084, PAGE 914 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°20'03" WEST, ALONG THE EASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 10084, PAGE 914, A DISTANCE OF 885.45 FEET TO A POINT SITUATE ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD No. 9A, (A LIMITED ACCESS ROAD RIGHT OF WAY); THENCE SOUTH 77°49'11" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 872.95 FEET; THENCE SOUTH 76°41'50" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 468.02 FEET, TO A POINT SITUATE ON THE WESTERLY RIGHT OF WAY LINE OF DUNNS CREEK ROAD (AN 80 FOOT PUBLIC ROAD RIGHT OF WAY, AS SHOWN ON SAID PLAT OF EASTPORT SMALL FARMS); THENCE SOUTH 00°25'53" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 243.53 FEET, TO A POINT SITUATE ON THE SOUTHERLY LINE OF SAID LOT 10, EASTPORT SMALL FARMS; THENCE NORTH 76°40'51" WEST, ALONG SAID SOUTHERLY LINE OF LOT 10, A DISTANCE OF 805.67 FEET TO THE NORTHEASTERLY CORNER OF LOT 8, SAID DEWITT'S SUBDIVISION; THENCE NORTH 76°44'35" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID DEWITT'S SUBDIVISION, A DISTANCE OF 328.93 FEET TO A POINT SITUATE ON THE NORTHWESTERLY CORNER OF LOT 7, SAID DEWITT'S SUBDIVISION, SAID POINT ALSO BEING SITUATE ON THE WESTERLY LINE OF THE PLAT OF EASTPORT SMALL FARMS; THENCE SOUTH 00°15'20" EAST, ALONG THE WESTERLY BOUNDARY OF SAID DEWITT'S SUBDIVISION, A DISTANCE OF 659.30 FEET TO THE POINT OF BEGINNING.



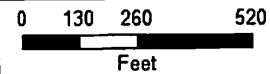
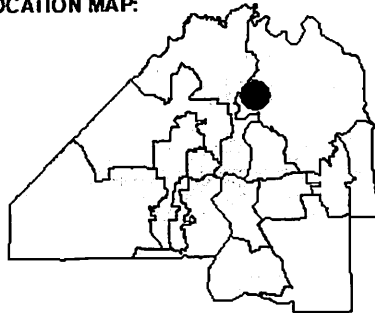


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

2

TRACKING NUMBER

T-2021-3530

EXHIBIT 2  
PAGE 1 OF 1

**EXHIBIT D**  
**REVISED WRITTEN DESCRIPTION**  
**Faye Road Industrial II PUD**  
**August 10, 2021**

**I. PROJECT DESCRIPTION**

The fee simple owner of the real property identified in the attached Exhibit, RE# 110629-0200, encompassing approximately 6.01 +/- acres, the "Property", intends to rezone the Property from PUD to PUD. The parcel is currently designated LI according to the FLUMs. The property was originally rezoned to PUD in concert with a Land Use Amendment to permit the LI Category. The enacting ordinance for the existing PUD is attached (Ord. 2009-286).

In 2007, (Ord 2007-398 Industrial Preservation) the City of Jacksonville adopted the Industrial Preservation Map (Map L-23) of the Comprehensive Plan, and created Part 3, Subpart P, Zoning Code. In doing so the subject Property was designated within the Industrial Preservation Area as an Area of Situational Compatibility. Pursuant to the Industrial Preservation Ordinance, the Property was deemed to be an area wherein expansion of industrial uses are actually promoted.

In 2018, the owner was approached by an industrial user, citing the Industrial Preservation Area, seeking to acquire 4.25 acres for development of a concrete batch mixing plant. The owner filed another PUD-to-PUD rezoning, including that use as a permitted activity. The proposal was approved, with no opposition, and the current Ordinance 2018-667 (PUD) was enacted. The owner has again been approached by a user seeking to conduct the recycling of roofing materials and similar items. Thus, the PUD is again being amended to permit this use. It is apparent that the Industrial Preservation Area designation is indeed attracting such users to the area.

Adjacent and surrounding uses and designations include I-295 to the immediate north. The parcel to the immediate west is the batch mixing plant and further to the west the property is designated LI/PUD, operating as a Porta Potty storage and service center. The parcels to the east, across Dunn Creek Road, are mixed as vacant land and single-family dwellings, LDR/RR-Acre but, also designated as being within the Industrial Sanctuary as Situational Compatibility. Similarly, parcels to the immediate south are also within this Situational Compatibility area and include a mix of vacant and older residential uses designated LDR/RR-Acre. Crossing Faye Road, the properties are denoted as Industrial Sanctuary, designated LI/PUD and has been developed as a 1,000-acre industrial complex, offering rail access and port access on both sides. Vulcan Materials utilizes as small portion of this site for bulk materials and shipping, but even more recent development includes the creation of the Buckeye Terminal, a new rail yard and transfer station encompassing more than 15 acres. Reviewing the Industrial Preservation Map and considering the influx of industrial demand over the last decade, it would appear that the trend in this area is indeed industrial and the Situational Compatibility designation has served to promote industrial uses back into this area. Therefore, implementation of the requested PUD rezoning would support the transitional nature of the industrial zoning along this portion of Faye Road, as well as promote and preserve existing industrial designations as intended by the Industrial Preservation Ordinance.

Obviously, the underutilized residential properties do not create long term jobs or contribute significantly to the tax base, offering services that will provide the materials needed for the growth of the City. The trends of the last decade prove the value of the Industrial Preservation Map and it is becoming readily apparent that industrial demand is increasing in this area for both the Sanctuary

Designation, and the Situational Compatibility areas. It was the specific intent of the Industrial Sanctuary legislation to protect strategically located industrial lands for further expansion and economic development. The City Council saw these parcels, including the subject Property, as being crucial to the long-term economic well-being of the City. While provisions to protect remaining residential and commercial uses are afforded in the Section of the Code, they are not intended to promote their continued existence.

The applicant has sought the assistance of Mr. Paul Harden in the preparation of this PUD request and site plan. No other professionals have yet been engaged. This PUD zoning will promote the Goals, Objectives and Policies of the Comprehensive Plan, assist in the implementation of the Zoning Code and offer certainty to the surrounding property owners, flexibility to the developers, and a more regulated product than a conventional zoning of the Property. The PUD is the appropriate vehicle to assure an appropriately scaled and context sensitive development that will permit the required flexibility for the property owners while allowing input from the adjoining owners of properties to the south and east. It is the intent to now complete the development of the original master tract, (L-shaped parcel), with these industrial uses.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as described within this written description and the City's Zoning Code. All future maintenance and operations will be the sole responsibility of the landowner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD. The property does not possess significant or unique characteristics, variation of elevations or natural features as it is currently vacant or largely underutilized. Construction of the site would be intended to commence upon approval of the zoning and engineering entitlements.

This PUD differs from the conventional IL district in the following ways. The Permitted and Permissible Uses have been reduced from that of the conventional IL Zoning District. The lot areas and lot widths have been increased substantially over that required in the IL Zoning District. Finally, a buffer area along the southerly boundary is planned, protecting the existing residential occupancies of the adjacent properties so long as they remain in their current use. However, as the industrial market appears very strong and as users such as this are seeking to acquire industrial lands in areas where industry is intended by the City's Comprehensive Plan, it is likely that those properties will also be sought for more intensive development. The intent of the PUD is to permit Light Industrial Uses, while considering the transitional nature of the existing residential uses that abut the Property.

## II. USES AND RESTRICTIONS

The Property will be developed as outlined in this PUD Written Description. The improvements will be developed as described within this PUD narrative or as depicted on the attached site plan (Exhibit E) dated April 16, 2021 (the "Site Plan,") which is incorporated herein by this reference.

### A. Permitted Uses:

- (1) Wholesaling, warehousing, storage or distribution establishments and similar uses.
- (2) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (3) Printing, publishing or similar establishments.
- (4) Business and professional offices.
- (5) Service establishments catering to commerce and industry, including linen supply, laundry and dry cleaning plants, freight movers, communications services, business machine services, hiring and union

- halls, employment agencies, sign companies.
- (6) Vocational, technical, trade or industrial schools and similar uses.
- (7) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
- (8) Recycling Facilities/collection points, including a Construction and demolition recycling facility and a Recycling Facility and Yard
- (9) Bulk storage yards, with bulk storage of non-flammable materials and liquids if storage is visually screened by a six-foot fence or wall not less than 95 percent opaque.
- (10) Building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.
- (11) Outside storage and maintenance of dumpsters for construction demolition debris and accessory uses

*Permitted accessory uses.*

See Section 656.403. Zoning Code

- (1) Residential facilities (including not more than one mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.

*Permissible uses by exception.*

- (1) Care centers meeting the performance standards and development criteria set forth in Part 4.
- (2) The processing of Low-THC Cannabis for medicinal use by a State authorized Processing Facility, pursuant to F.S. § 381.496, and Ch. 64-4, F.A.C., and meeting the performance standards and development criteria set forth in Part 4.
- (3) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (4) Retail sales including outside display.

**III. DEVELOPMENT STANDARDS**

*A. Dimensional Standards.*

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – 10,000 square feet

Lot Width – 100 feet

Yards -

Front: 20 feet

Side: East Property Line and southerly property line along the RR zoning shall be 30 feet, to include a 20 foot undisturbed buffer area in combination with a 10 foot no use area). Western and northern boundaries shall require 5 feet.

Rear: 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 65%

3. *Maximum height of structures:* Shall be limited to Thirty Five Feet (35) feet.

*B. Ingress, Egress and Circulation.*

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan.

*C. Signs.*

1. The number, location, and height of signage to be located on the Property shall be consistent with Section 656.1303(c)(3).

*D. Landscaping:*

1. *Site Design Landscaping* Site Design shall conform to the provisions of the Zoning Code as it relates to landscaping and driveway designs, as depicted on the Site Plan and as described below.

2. Part 12 of the Zoning Code shall be implemented as applicable to all landscape matters, with the exception of the provisions related to uncomplimentary buffers. The southerly boundary, extending from Dunn Creek Road westward, shall include a 15 Foot Undisturbed Buffer area, combined with a 10 foot wide no use zone, acting as a combined 25 foot buffer area. It is the intent of this PUD to capitalize on the existing foliage and natural vegetative material, utilizing that as a Natural Buffer to those properties to the south. The frontage of the subject property along both Dunn Creek Road shall comply with the provisions of Perimeter Landscaping as prescribed by the Zoning Code.

*E. Building Orientation*

1. *General:*

The development will be situated in a manner that permits an efficient use of the property while locating buildings and their primary entryways toward the western and northern portions of the Property. Bulk storage areas will be permitted along the southern boundary, acting as a barrier, but will also exceed the minimum separation required in the Industrial Preservation Overlay.

*F. Parking*

1. The minimum number of parking spaces shall conform to Part 6, Zoning Code.

**IV. 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 rezoning is a reasonable manner by

which to permit the redevelopment of an underdeveloped, parcel located along a transitional corridor and within an Industrial Sanctuary.

The proposed zoning will act as a vehicle to properly locate additional industrial uses along this corridor, while promoting redevelopment of underutilized industrial designated property and the integration of existing residential parcels. This PUD is designed to protect the usable nature of the property while promoting numerous Goals, Objectives, and Policies of the 2030 Comprehensive Plan. The project seeks to permit supportive uses consistent with the nature of the Lee Road corridor.

This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which cannot be subject to generalized site plans;

Represents a valuable opportunity to promote redevelopment of underutilized industrial property along an industrial corridor, within a designated Industrial Sanctuary, while promoting reinvestment in the area. The PUD offers a combination of possible uses, properly designed to promote the integration into the corridor in an efficient and effective manner. This development plan represents a sustainable and desirable development pattern at an infill location;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. Goal 3, FLUE
2. Objective 3.2, FLUE, promoting emerging industrial areas
3. Policy 3.2.1, FLUE, promoting industrial uses in the form of corridor development
4. Policy 3.2.7, FLUE
5. Policy 3.2.12, FLUE, promoting light industrial activity in areas inappropriate for less intense development due to incompatible land uses

## **V. SUCCESSORS IN TITLE**

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

## **VI. PUD REVIEW CRITERIA**

*A. Consistency with Comprehensive Plan.* The Property is designated LI pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. This PUD zoning will promote a logical pattern of Land Use that is both appropriate, given the nature of this property and the existing uses along Faye Road, while promoting development and use of underutilized industrial property and furthering the intent of the Industrial Sanctuary.

*B. Consistency with the Concurrency Management System.* The development of the Property will

comply with the requirements of the Concurrency Management/ Mobility System.

*C. Allocation of Residential Land Use.* No residential use is intended for this PUD.

*D. Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from Dunn Creek Road. All access locations and designs shall be reviewed and approved by the City of Jacksonville as appropriate.

*D. External Compatibility/Intensity of Development.* The intent of the development is to permit industrial along an existing intensive commercial corridor. The City's 2030 Comprehensive Plan promotes uses of this nature at such locations and the specific intent of this PUD is to permit flexibility in the development process, not otherwise permitted in conventional zoning, while promoting redevelopment and reinvestment in an area intended for industrial use.

*E.* The development will be appropriately screened from adjacent properties, uses, and uses or structures and will be oriented in a manner that will reduce impacts to the surrounding properties.

*F. Recreation/Open Space.* The PUD will not include recreational uses.

*G. Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.

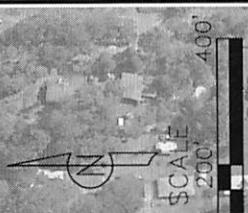
*H. Listed Species Regulations.* Not Applicable.

*I. Off-Street Parking & Loading Requirements.* The development will be constructed in accordance with Part 6, Zoning Code.

*K. Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.

*L. Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.

*M. Utilities.* Electric power is furnished to the Property by the Jacksonville Electric Authority. Sewer and water services are contained on-site.



SCALE  
0' 200' 400'  
1" = 200' HORIZ.  
04-16-21



E BELTWAY 295

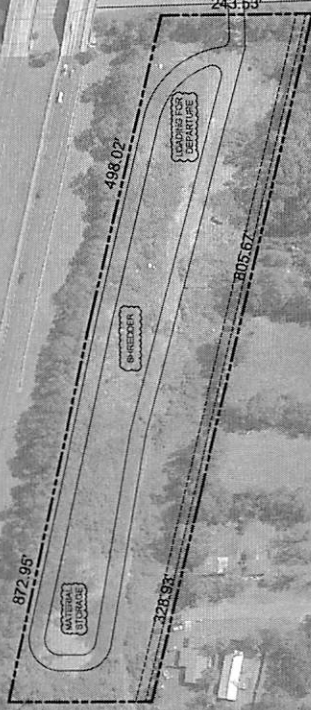
SITUATIONAL COMPATIBILITY

L/I/IBP

EASTPORT ROAD

L/I/IL

INDUSTRIAL SANCTUARY



DUNN CREEK ROAD

LDR/RR  
SITUATIONAL COMPATIBILITY

FAYE ROAD

APPROVED BUCKEYE TERMINAL

L/I/PUD  
INDUSTRIAL SANCTUARY

EASTPORT ROAD



# EXHIBIT F

PUD Name

## Land Use Table

---

Total gross acreage	<input type="text" value="6.01"/>	Acres	100 %
Amount of each different land use by acreage			
Single family	<input type="text"/>	Acres	<input type="text"/> %
Total number of dwelling units	<input type="text"/>	D.U.	
Multiple family	<input type="text"/>	Acres	<input type="text"/> %
Total number of dwelling units	<input type="text"/>	D.U.	
Commercial	<input type="text"/>	Acres	<input type="text"/> %
Industrial	<input type="text" value="6.01"/>	Acres	<input type="text" value="100"/> %
Other land use	<input type="text"/>	Acres	<input type="text"/> %
Active recreation and/or open space	<input type="text"/>	Acres	<input type="text"/> %
Passive open space	<input type="text"/>	Acres	<input type="text"/> %
Public and private right-of-way	<input type="text"/>	Acres	<input type="text"/> %
Maximum coverage of buildings and structures	<input type="text" value="209,436"/>	Sq. Ft.	<input type="text" value="80"/> %