

This rezoning is subject to the following exhibits:

1. The original legal description dated August 8, 2020.
2. The original written description dated July 28, 2020.
3. The original site plan dated May 19, 2020.

Recommended Planning Commission Conditions to the Ordinance:

Original:

1. Chain link fence shall be prohibited along St. Johns Bluff Road.
2. There shall be an uncomplementary buffer meeting 656.1216 (b), of the Zoning Code along the north property line.
3. The outside storage area shall contain a 6 foot high, 85% opaque fence.
4. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.
5. The owner shall submit a 7460-1 Notice of Proposed Construction through the FAA's website at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

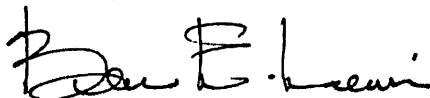
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

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

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Absent
Ian Brown	Aye
Alex Moldovan	Aye
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

EXHIBIT D

WRITTEN DESCRIPTION

Earthworks PUD

November 4, 2020

I. PROJECT DESCRIPTION

The fee simple owners of the real properties identified in the attached Exhibit A, RE# 161797-0100 the ("Property"), which contains approximately 4.71 acres is currently zoned PUD (2012-287-E) and IBP and designated BP on the FLUM's. The rezoning of this property will permit the conversion of the existing PUD, which was intended as a fish processing plant, to a landscape contractor's facility with warehouses, offices and vehicle storage. The parcel lies along St. Johns Bluff Road North, about 900 feet north of the main entrance to Craig Field.

The Property is located along the commercialized side of St. Johns Bluff Road North. While some commercial does exist immediately west of the site, across the street, the more intensive uses are located along the western boundary of the airport, serving as a buffer to the externalities of the airport, protecting the residential development located further to the west. The property to the north is designated RPI and is developed as a single-family subdivision of about 13 lots with 11 homesites. The zoning of the 11 homes is CRO or Commercial Residential Office. The westerly most two lots of this subdivision are undeveloped and owned by the City of Jacksonville. Those two parcels are designated IBP, like a portion of the the subject property of this request.

The properties to the west, across St. Johns Bluff Road are also RPI/CRO, and are developed as single family residences. The remaining parcel to the west is designated CGC/CO and is developed as a pond, serving the City of Jacksonville. The four lots to the south of the subject parcel are designated BP/IBP and are owned and operated by Bellsouth, being utilized as a laydown yard/vehicle storage and office center for telephone operations. Finally, the property to the east is Craig Field, owned and operated by the Jacksonville Aviation Authority.

The PUD will permit the development of up to 44,100 square feet of enclosed storage, as well as parking and materials areas as depicted on the Site Plan, (Exhibit E) dated November 4th, 2020. The primary use of the property will be a landscape contractors office and material storage. However, the applicant is also seeking the right to lease space within the building or future building for legitimate business operations, consistent with the IBP Zoning District. Any such other use would also be subject to the terms of this PUD.

The PUD differs from the conventional zoning district only in relation to the allowable uses. Many uses have been removed from the comparable IBP Zoning District and one use, which was a permissible use by Exception has become a primary use. That use is the principal activity intended for Phase 1, being a Landscape Contractors Office with outdoor storage of plant materials and hardscape elements. All other provisions of the district are applicable.

The applicant has utilized the professional services of Mr. L. Charles Mann in preparing this PUD request. No other professionals have yet been engaged. The Property is only partially developed, being used for parking of vehicles and some storage. The owner proposes additional development in the future as the market demand arises. The property has no significant or unique characteristics, variation of elevations or natural features worth noting.

It is appropriate to utilize such zoning tools to permit operation of commercial activities while maintaining the quality of a business park corridor and reducing the overall intensity of such commercial thoroughfares. The implementation of this PUD would further the goals, objectives and policies of the plan.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as a Business Park/ Industrial Office development. The property will be developed in consonance with the goals and objectives of the BP Land Use Category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element. It is the intent of the owner to commence the construction of the first enclosed building and improvements immediately after zoning approval. Further, all future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD.

II. USES AND RESTRICTIONS

The Property may be further divided or developed as depicted on the attached site plan (Exhibit E) dated May 19, 2020 (the "Site Plan,") which is incorporated herein by this reference.

A. Permitted Uses:

- (1) Medical and dental or chiropractor offices and clinics.
- (2) Professional offices.
- (3) Business offices.
- (4) Union halls.
- (5) Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.
- (6) Manufacturer's agents and display rooms, offices of landscape contractors including retail sales of plant material and hardscape as well as the outside storage of plant materials or hardscape elements used for landscaping activities.
- (7) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
- (8) Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
- (9) Vocational, technical, business, trade or industrial schools and similar uses.
- (10) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.

- (11) Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.
- (12) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (13) Animal hospitals, veterinary clinics, animal boarding places, dog parks.
- (14) Outside storage subject to the performance standards and development criteria set forth in Part 4.
- (15) Fitness centers.

(b) *Permitted accessory uses.* See Section 656.403.

(c) *Permissible uses by exception*

- (1) Retail sales of all types of merchandise, service establishments including restaurants, and the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption or both. The aforementioned shall not exceed 50 percent of the building of which it is a part.

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 – minimum of 10,000 square feet

Lot Width – minimum of 100 feet

Yards -

Front: 20 feet

Side: 5 feet

Rear – 5 feet

- 2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 65%
- 3. *Maximum height of structures:* Thirty-Five (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 size and height of signage to be located on the property shall be as follows:

One double faced monument sign not to exceed (125) one hundred and twenty-five square feet in area and (25) twenty-five feet in height may be permitted along St. Johns Bluff Road North.

Illumination: internal or indirect lighting, will be permitted as appropriate.

D. *Site Design and Landscaping.*

1. Loading facilities will be located at the rear or side of the building and visually screened from an abutting public or approved private street.
2. Off-street parking shall comply with Part 12 Landscaping Requirements
3. Lighting associated with any use of this PUD will be of a design that does not permit trespass lighting onto adjacent properties. More specifically, sag lenses, drop lenses and convex lenses are prohibited. Furthermore, all lighting poles will not exceed 15 feet and will utilize metal halide, compact fluorescent or LED bulbs with cutoffs as appropriate.

E. *Building Orientation*

1. The buildings will be oriented toward the east and west, as depicted on the attached site plan (Exhibit E) dated May 19, 2020 the "Site Plan,")

F. *Parking*

1. Parking spaces will be permitted as depicted on the Site Plan and meet the requirements of Part 6, Zoning Code as well as Part 12, relating to the same.

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 development of existing industrial property, located immediately adjacent to an airport, while acting as a buffer to the existing residential properties along the St. Johns Bluff corridor.

The proposed zoning will act as a logical development plan, eliminating the previously approved fish processing plant and permitting the property to be developed for use by an

established landscape contractor and other future business activities as outlined in this PUD. This PUD is designed to protect the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan.

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 are broad based and cannot be subject to generalized site plans;

Represents an appropriate intensity for limited industrial use located along St. Johns Bluff Road and immediately adjacent to an airport. The PUD offers a combination of possible uses, properly designed to promote a logical transition between the established uses and a sustainable and desirable development pattern on an infill location;

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

1. FLUE Objective 1.1
2. FLUE Objective 3.2
3. FLUE Policy 3.2.2
4. FLUE Policy 3.2.12

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 RPI pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. The uses and amounts (intensity) proposed in the PUD would be consistent with this designation as well as the established uses in the vicinity.
- 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 currently available from St. Johns Bluff Road. Any revisions to these driveways will necessitate the review and approval of the City of Jacksonville.

- E. *External Compatibility/Intensity of Development.* The PUD reduces the otherwise allowable uses of the IBP Zoning District in exchange for the use of outdoor storage associated with the landscape contractor's activities. All uses listed herein are similar to, or less intensive than the activities occurring on properties in close proximity.
- F. The development will be appropriately screened from adjacent properties and structures will be oriented in a manner that will foster an inward approach to this development. The uses are consistent with the character of the area along St. Johns Bluff Road.
- G. *Recreation/Open Space.* The PUD will not include recreational uses.
- H. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- I. *Listed Species Regulations.* Not Applicable.
- I. *Off-Street Parking & Loading Requirements.* Parking areas will be provided for all uses as per Part 6, Zoning Code and loading and unloading will be accommodated only in the rear parking areas.
- J. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- K. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- L. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2020-611 TO
PLANNED UNIT DEVELOPMENT

NOVEMBER 5, 2020

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 2020-611 to Planned Unit Development.

Location: 1057 St. Johns Bluff Road North

Real Estate Number(s): 161797-0100

Current Zoning District(s): Industrial Business Park (IBP)
Planned Unit Development (PUD 12-287-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Business Park (BP)

Planning District: Greater Arlington/Beaches, District 2

Applicant/Agent: L. Charles Mann
165 Arlington Road
Jacksonville, Florida 32211

Owner: Earth Works Properties, LLC
1057 St. Johns Bluff Road North
Jacksonville, Florida 32225

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2020-611 seeks to rezone approximately 4.71 acres of land from IBP and PUD to PUD. The rezoning to PUD is being sought to allow for a landscape contractors office, a maximum of 36,900 square feet of enclosed storage and outside storage of landscape materials. The Written Description also include business and medical offices, clinics, research and medical laboratories, vocational and trade schools, churches, fitness centers, veterinarians, and outside storage

The current PUD, 2012-287-E, allows for a fish processing plant and warehouse. This use was never commenced. The PUD was approved with the following conditions:

- (a) The Subject Property shall be developed in accordance with the Revised Development Services Division Memorandum, dated May 29, 2012, or as otherwise approved by the Planning and Development Department.
- (b) The on-site identification sign shall be monument style and may be internally or externally illuminated.
- (c) There shall be no chain link fencing along the St. Johns Bluff Road frontage.

The Planning & Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:

- (a) There is no need to continue this condition, as the development will be reviewed during the site development phase.
- (b) The proposed Written Description indicates signage will be a monument style. There is no need to impose the condition.
- (c) This condition arose from the St. Johns Bluff Road Corridor Study. Staff recommends this condition be continued.

The subject property is within the St. Johns Bluff Road Corridor Study. The study did recommend landscape improvements and signage regulations to improve the aesthetics along the road.

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 Business Park (BP) 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 proposed PUD is proposing a retail plant nursery and landscape material. 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 category as identified in the Future Land Use Map series (FLUMs): IBP. 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 a commercial use. 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 project will be required to meet the minimal standards set forth in Section 656, Part 12. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation. Where possible, existing landscaping will be used or increased if necessary to meet minimum requirements.
- The treatment of pedestrian ways: External sidewalks will be provided as required by the Comprehensive Plan. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the City traffic engineer and the Planning and Development Department.
- Traffic and pedestrian circulation patterns: The site plan shows one entrance on St. Johns Bluff Road. The entrance road is on the south side of the property away from the residential dwelling on the north side.
- The particular land uses proposed and the conditions and limitations thereon: The PUD is proposing additional uses that are consistent with the BP land use category and the IBP Zoning District.

(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 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	RPI	CRO	Single family dwellings
South	BP	IBP	BellSouth
East	PBF	PBF-3	Craig Airport
West	RPI	CRO	Single family dwellings
	CGC	CO	Retention pond

- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The Site Plan shows pallet storage, bulk material storage and equipment storage along the perimeter of the site as well as loading areas. There are single family dwellings

directly abutting this area. The Written Description indicates the loading area will be screened but does not provide specifics. It also mentions that light poles will not exceed 15 feet in height. Staff is concerned about the intrusion this use may have on the adjacent residential properties and is recommending two conditions to mitigate for the proposed use.

There shall be an uncomplementary buffer meeting 656.1216 (b), of the Zoning Code along the north property line.

The outside storage area shall contain a 6 foot high, 85% opaque fence.

Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.

The subject property is adjacent to Jax Executive at Craig Airport. Below are the comments from Jacksonville Airport Authority (JAA).

This development falls outside of the 65 DNL. The Federal Aviation Administration (FAA) does not consider noise sensitive land uses outside of the 65 DNL to be significantly impacted, however, aircraft noise is present and may be an annoyance to noise sensitive land uses. One land use under the proposed zoning is a church which the FAA has deemed a noise sensitive use.

The FAA does require all airports to protect approach, departure, and circling airspace up to five miles from the air operations area including mitigating potential wildlife attractants. Guidance is provided in Advisory Circular 150/5200-33C Hazardous Wildlife Attractants on or near Airports. A stormwater pond and vegetation is shown on the layout which can attract wildlife. It is recommended in the Advisory Circular that stormwater detention be designed with a maximum 48-hour detention period. Other best practices to reduce wildlife attractants are listed below:

- Keep all trash contained in a proper place
- Eliminate the use of any fruit or berry producing vegetation in landscaping
- Eliminate the use of water features (fountains, ponds, etc.) for aesthetic value
- Do not feed the wildlife (e.g. bird seed, cat food, etc.)
- Report significant wildlife observations to JAA

While the height of development may fall below protected airspace surfaces, please submit a 7460-1 Notice of Proposed Construction through the FAA's website at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. The FAA will conduct an airspace analysis to determine if the final structures or construction activities, such as the use of a crane, will interfere with flight operations. A Notice to Airmen may be required during construction.

(6) Intensity of Development

The proposed development is consistent with the BP functional land use category as a commercial use. The PUD is appropriate at this location because

- The existing residential density and intensity of use of surrounding lands: As mentioned earlier there are single family dwellings along the north property line. Typical operating hours for this type of business is early in the morning. Truck noises and vibrations may create an adverse impact to the adjacent residential use. It is important the recommended conditions be approved with the Ordinance.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: St. Johns Bluff Road between Monument Road and Atlantic Boulevard is classified as a Collector roadway. Trucks making deliveries to the property will have nearby access to Atlantic Boulevard and I-295.

(7) Usable open spaces plazas, recreation areas.

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

(8) Impact on wetlands

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

(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.

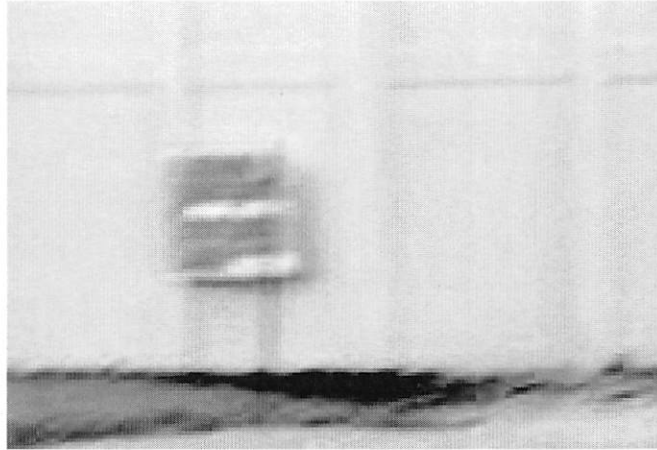
According to the Written Description, the site will be developed in accordance with Part 6 of the Zoning Code.

(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 23, 2020, 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 **2020-611** be **APPROVED with the following exhibits:**

1. The original legal description dated August 8, 2020.
2. The original written description dated July 28, 2020.
3. The original site plan dated May 19, 2020.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2020-611** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. Chain link fence shall be prohibited along St. Johns Bluff Road.
2. There shall be an uncomplementary buffer meeting 656.1216 (b), of the Zoning Code along the north property line.
3. The outside storage area shall contain a 6 foot high, 85% opaque fence.
4. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.
5. The owner shall submit a 7460-1 Notice of Proposed Construction through the FAA's website at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.



View of subject property

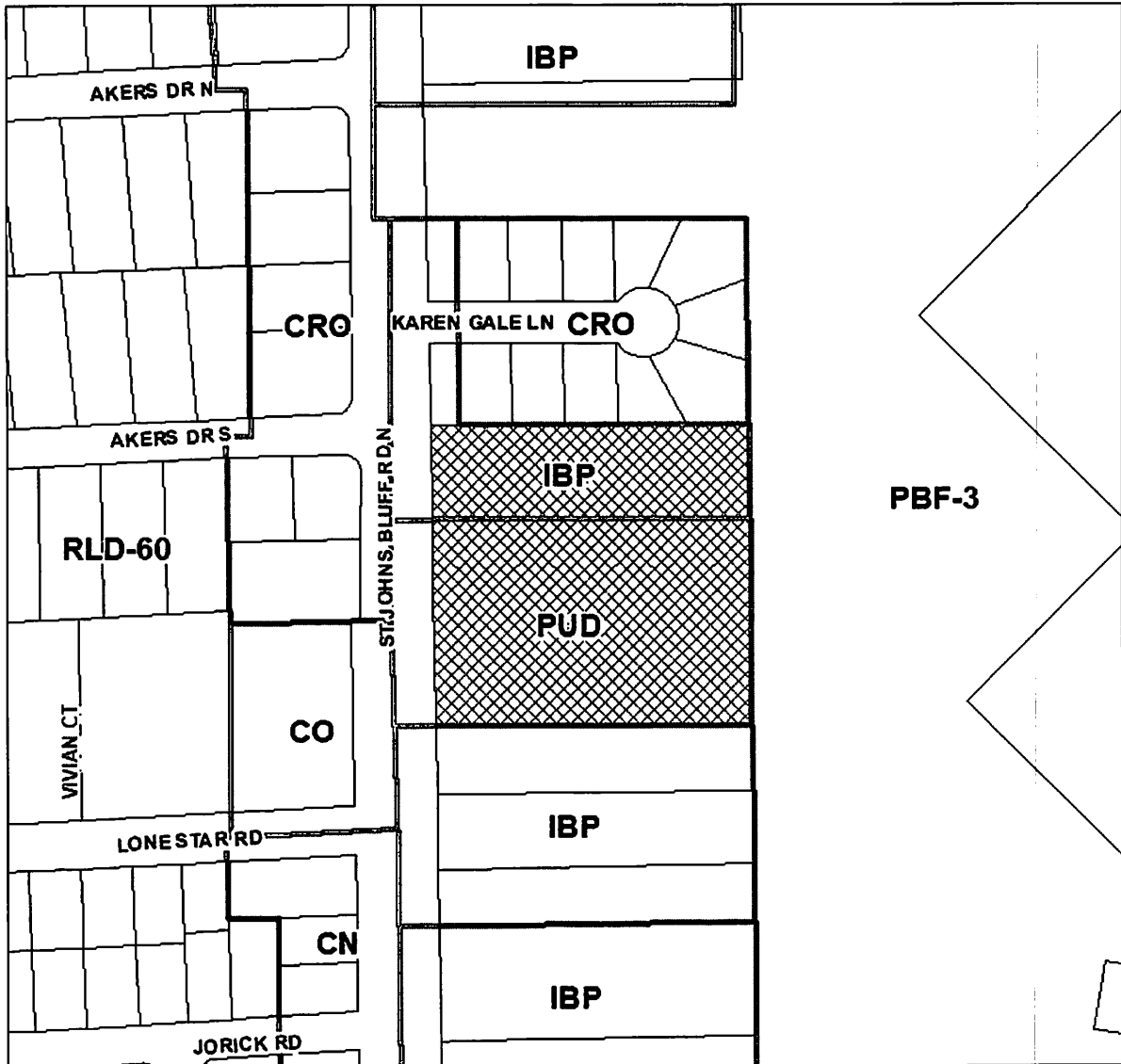


View of subject property



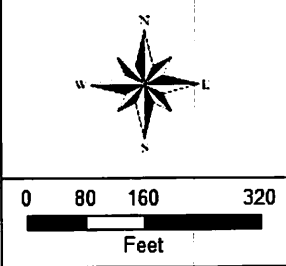
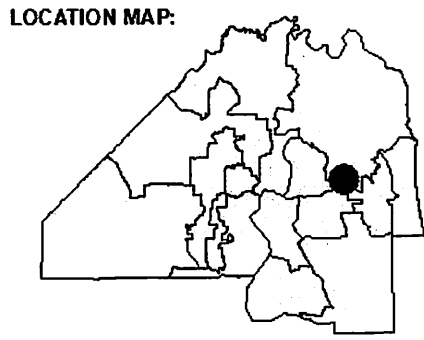


Aerial view of subject property



REQUEST SOUGHT:

FROM: IBP & PUD
TO: PUD



COUNCIL DISTRICT:
2

TRACKING NUMBER
T-2020-3071

EXHIBIT 2
PAGE 1 OF 1

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2020-0611 **Staff Sign-Off/Date** BEL / 09/24/2020
Filing Date 10/07/2020 **Number of Signs to Post** N/A

Hearing Dates:

1st City Council 11/10/2020 **Planning Commission** 11/05/2020
Land Use & Zoning 11/17/2020 **2nd City Council** N/A

Neighborhood Association GREATER ARLINGTON CIVIC COUNCIL, COMMUNITIES OF EAST ARLINGTON

Neighborhood Action Plan/Corridor Study ST. JOHNS BLUFF CORRIDOR STUDY

Application Info

Tracking # 3071 **Application Status** FILED COMPLETE
Date Started 08/21/2020 **Date Submitted** 08/21/2020

General Information On Applicant

Last Name	First Name	Middle Name
MANN	L	CHARLES
Company Name		
MANN-PELLICER		
Mailing Address		
165 ARLINGTON ROAD		
City	State	Zip Code
JACKSONVILLE	FL	32211
Phone	Fax	Email
9047211546	9047211582	CHARLIEMANN1@COMCAST.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
PROPERTIES, LLC.	EARTH	WORKS
Company/Trust Name		
EARTH WORKS PROPERTIES, LLC.		
Mailing Address		
1057 ST. JOHNS BLUFF ROAD N.		
City	State	Zip Code
JACKSONVILLE	FL	32225
Phone	Fax	Email
9047211546	9047211582	CHARLIEMANN1@COMCAST.NET

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2012-287-E

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	161797 0100	2	2	PUD	PUD

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

Existing Land Use Category

BP

Land Use Category Proposed? **If Yes, State Land Use Application #**

Total Land Area (Nearest 1/100th of an Acre) 4.71

Development Number

Proposed PUD Name EARTHWORKS

Justification For Rezoning Application

THE PREVIOUS PUD WAS INTENDED FOR A FISH PROCESSING FACILITY FOR A SEAFOOD SUPPLIER. THE CURRENT OWNER SEEKS TO REVISE THE ZONING TO PERMIT MORE BUSINESS PARK AND LIMITED RETAIL USES IN THE FRONT OF THE PROPERTY AND UTILIZE THE REAR AS A LANDSCAPE CONTRACTORS OFFICE AND YARD, WITH OUTDOOR STORAGE OF PLANT AND HARDSCAPE MATERIALS.

Location Of Property**General Location**

EAST SIDE OF ST. JOHNS BLUFF ROAD

House #

1057

Street Name, Type and Direction

ST JOHNS BLUFF RD N

Zip Code

32225

Between Streets

AKERS DRIVE SOUTH

and

LONE STAR ROAD

Required Attachments For Formal, Complete application

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

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

Supplemental Information

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

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

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

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

Application Certification

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

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
4.71 Acres @ \$10.00 /acre: \$50.00
- 3) Plus Notification Costs Per Addressee**
27 Notifications @ \$7.00 /each: \$189.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,508.00

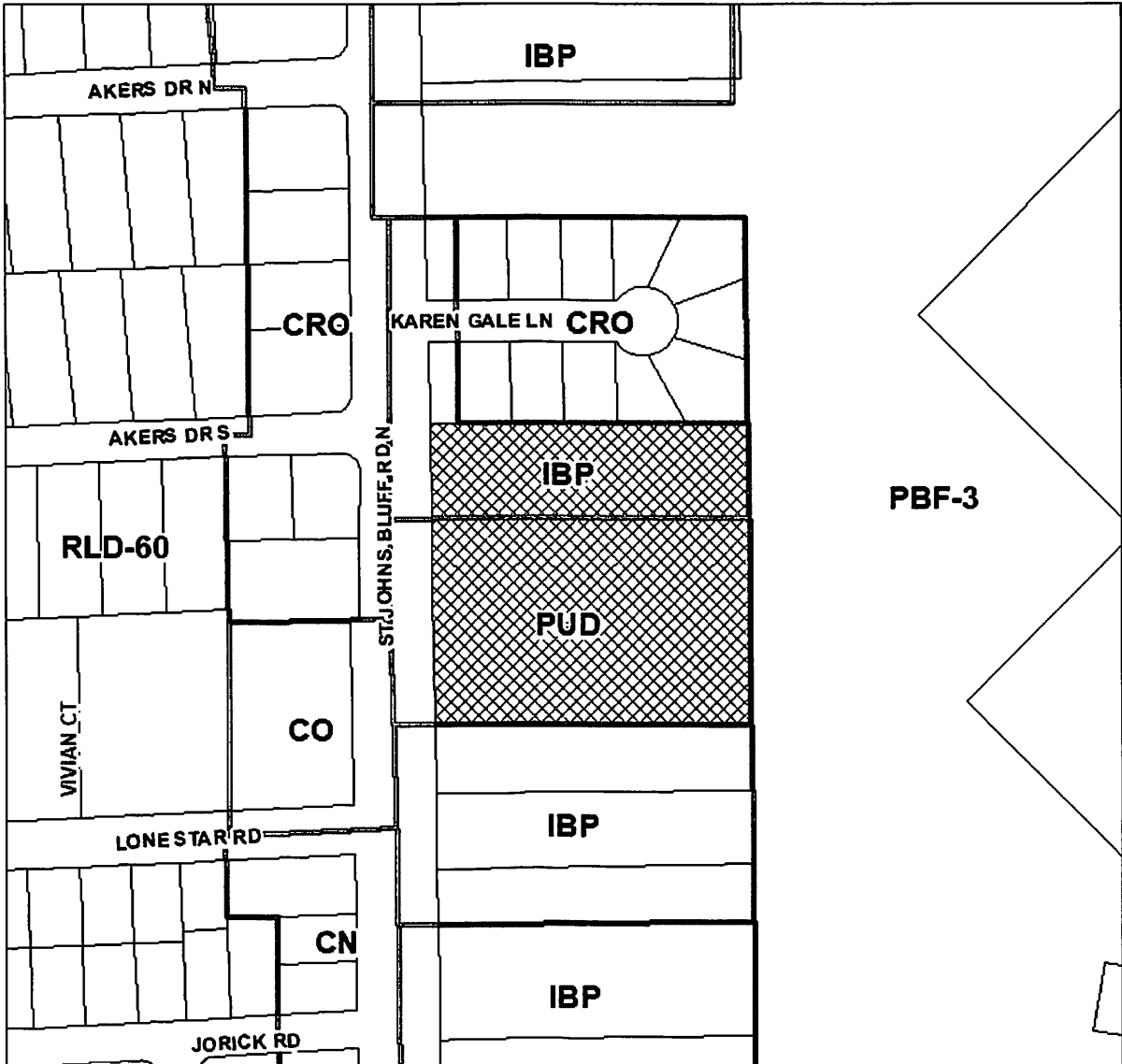
NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

August 8, 2020

Lots 21, 22, 23 and 24, Atlantic Boulevard Estates Section 50, according to the plat thereof recorded in Plat Book 19, page 25, of the public records of Duval County, Florida, LESS AND EXCEPT the parts thereof recorded in Official Records Book 9298, page 326, Official Records Book 10076, page 389, Official Records Book 10517, page 130 and Official Records Book 10518, page 971, re-recorded in Official Records Book 10523, page 978, all of the public records of Duval County, Florida

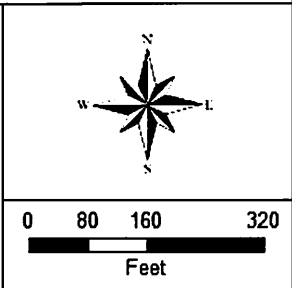
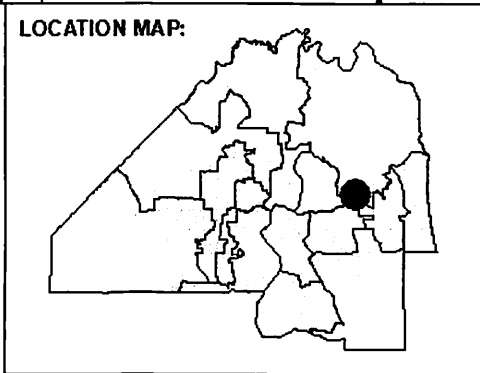
RE Parcels No. 161797-0000, 161798-0000, 161799-0000 and 161800-0000



REQUEST SOUGHT:

FROM: IBP & PUD

TO: PUD



COUNCIL DISTRICT:

2

TRACKING NUMBER

T-2020-3071

EXHIBIT 2

PAGE 1 OF 1

EXHIBIT D

WRITTEN DESCRIPTION

Earthworks PUD

July 28, 2020

I. PROJECT DESCRIPTION

The fee simple owners of the real properties identified in the attached Exhibit A, RE# 161797-0100 the ("Property"), which contains approximately 4.71 acres is currently zoned PUD (2012-287-E) and IBP and designated BP on the FLUM's. The rezoning of this property will permit the conversion of the existing PUD, which was intended as a fish processing plant, to a landscape contractor's facility with warehouses, offices and vehicle storage. The parcel lies along St. Johns Bluff Road North, about 900 feet north of the main entrance to Craig Field.

The Property is located along the commercialized side of St. Johns Bluff Road North. While some commercial does exist immediately west of the site, across the street, the more intensive uses are located along the western boundary of the airport, serving as a buffer to the externalities of the airport, protecting the residential development located further to the west. The property to the north is designated RPI and is developed as a single-family subdivision of about 13 lots with 11 homesites. The zoning of the 11 homes is CRO or Commercial Residential Office. The westerly most two lots of this subdivision are undeveloped and owned by the City of Jacksonville. Those two parcels are designated IBP, like a portion of the the subject property of this request.

The properties to the west, across St. Johns Bluff Road are also RPI/CRO, and are developed as single family residences. The remaining parcel to the west is designated CGC/CO and is developed as a pond, serving the City of Jacksonville. The four lots to the south of the subject parcel are designated BP/IBP and are owned and operated by Bellsouth, being utilized as a laydown yard/vehicle storage and office center for telephone operations. Finally, the property to the east is Craig Field, owned and operated by the Jacksonville Aviation Authority.

The PUD will permit the development of up to 36,900 square feet of enclosed storage, as well as parking and materials areas as depicted on the Site Plan, (Exhibit E) dated May 19, 2020. The primary use of the property will be a landscape contractors office and material storage. However, the applicant is also seeking the right to lease space within the building or future building for legitimate business operations, consistent with the IBP Zoning District. Any such other use would also be subject to the terms of this PUD.

The PUD differs from the conventional zoning district only in relation to the allowable uses. Many uses have been removed from the comparable IBP Zoning District and one use, which was a permissible use by Exception has become a primary use. That use is the principal activity intended for Phase 1, being a Landscape Contractors Office with outdoor storage of plant materials and hardscape elements. All other provisions of the district are applicable.

The applicant has utilized the professional services of Mr. L. Charles Mann in preparing this PUD request. No other professionals have yet been engaged. The Property is only partially

developed, being used for parking of vehicles and some storage. The owner proposes additional development in the future as the market demand arises. The property has no significant or unique characteristics, variation of elevations or natural features worth noting.

It is appropriate to utilize such zoning tools to permit operation of commercial activities while maintaining the quality of a business park corridor and reducing the overall intensity of such commercial thoroughfares. The implementation of this PUD would further the goals, objectives and policies of the plan.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as a Business Park/ Industrial Office development. The property will be developed in consonance with the goals and objectives of the BP Land Use Category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element. It is the intent of the owner to commence the construction of the first enclosed building and improvements immediately after zoning approval. Further, all future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD.

II. USES AND RESTRICTIONS

The Property may be further divided or developed as depicted on the attached site plan (Exhibit E) dated May 19, 2020 (the "Site Plan,") which is incorporated herein by this reference.

A. Permitted Uses:

- (1) Medical and dental or chiropractor offices and clinics.
- (2) Professional offices.
- (3) Business offices.
- (4) Union halls.
- (5) Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.
- (6) Manufacturer's agents and display rooms, offices of landscape contractors including retail sales of plant material and hardscape as well as the outside storage of plant materials or hardscape elements used for landscaping activities.
- (7) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
- (8) Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
- (9) Vocational, technical, business, trade or industrial schools and similar uses.
- (10) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (11) Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.
- (12) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (13) Animal hospitals, veterinary clinics, animal boarding places, dog parks.
- (14) Outside storage subject to the performance standards and development criteria set forth in Part 4.

(15) Fitness centers.

(b) *Permitted accessory uses.* See Section 656.403.

(c) *Permissible uses by exception*

(1) Retail sales of all types of merchandise, service establishments including restaurants, and the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption or both. The aforementioned shall not exceed 50 percent of the building of which it is a part.

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 – minimum of 10,000 square feet

Lot Width – minimum of 100 feet

Yards -

Front: 20 feet

Side: 5 feet

Rear – 5 feet

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

3. *Maximum height of structures:* Thirty-Five (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 size and height of signage to be located on the property shall be as follows:

One double faced monument sign not to exceed (125) one hundred and twenty-five square feet in area and (25) twenty-five feet in height may be permitted along St. Johns Bluff Road North.

Illumination: internal or indirect lighting, will be permitted as appropriate.

D. Site Design and Landscaping.

1. Loading facilities will be located at the rear or side of the building and visually screened from an abutting public or approved private street.
2. Off-street parking shall comply with Part 12 Landscaping Requirements
3. Lighting associated with any use of this PUD will be of a design that does not permit trespass lighting onto adjacent properties. More specifically, sag lenses, drop lenses and convex lenses are prohibited. Furthermore, all lighting poles will not exceed 15 feet and will utilize metal halide, compact fluorescent or LED bulbs with cutoffs as appropriate.

E. Building Orientation

1. The buildings will be oriented toward the east and west, as depicted on the attached site plan (Exhibit E) dated May 19, 2020 the "Site Plan,")

F. Parking

1. Parking spaces will be permitted as depicted on the Site Plan and meet the requirements of Part 6, Zoning Code as well as Part 12, relating to the same.

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 development of existing industrial property, located immediately adjacent to an airport, while acting as a buffer to the existing residential properties along the St. Johns Bluff corridor.

The proposed zoning will act as a logical development plan, eliminating the previously approved fish processing plant and permitting the property to be developed for use by an established landscape contractor and other future business activities as outlined in this PUD. This PUD is designed to protect the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan.

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 are broad based and cannot be subject to generalized site plans;

Represents an appropriate intensity for limited industrial use located along St. Johns Bluff Road and immediately adjacent to an airport. The PUD offers a combination of possible uses, properly designed to promote a logical transition between the established uses and a sustainable and desirable development pattern on an infill location;

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

1. FLUE Objective 1.1
2. FLUE Objective 3.2
3. FLUE Policy 3.2.2
4. FLUE Policy 3.2.12

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.

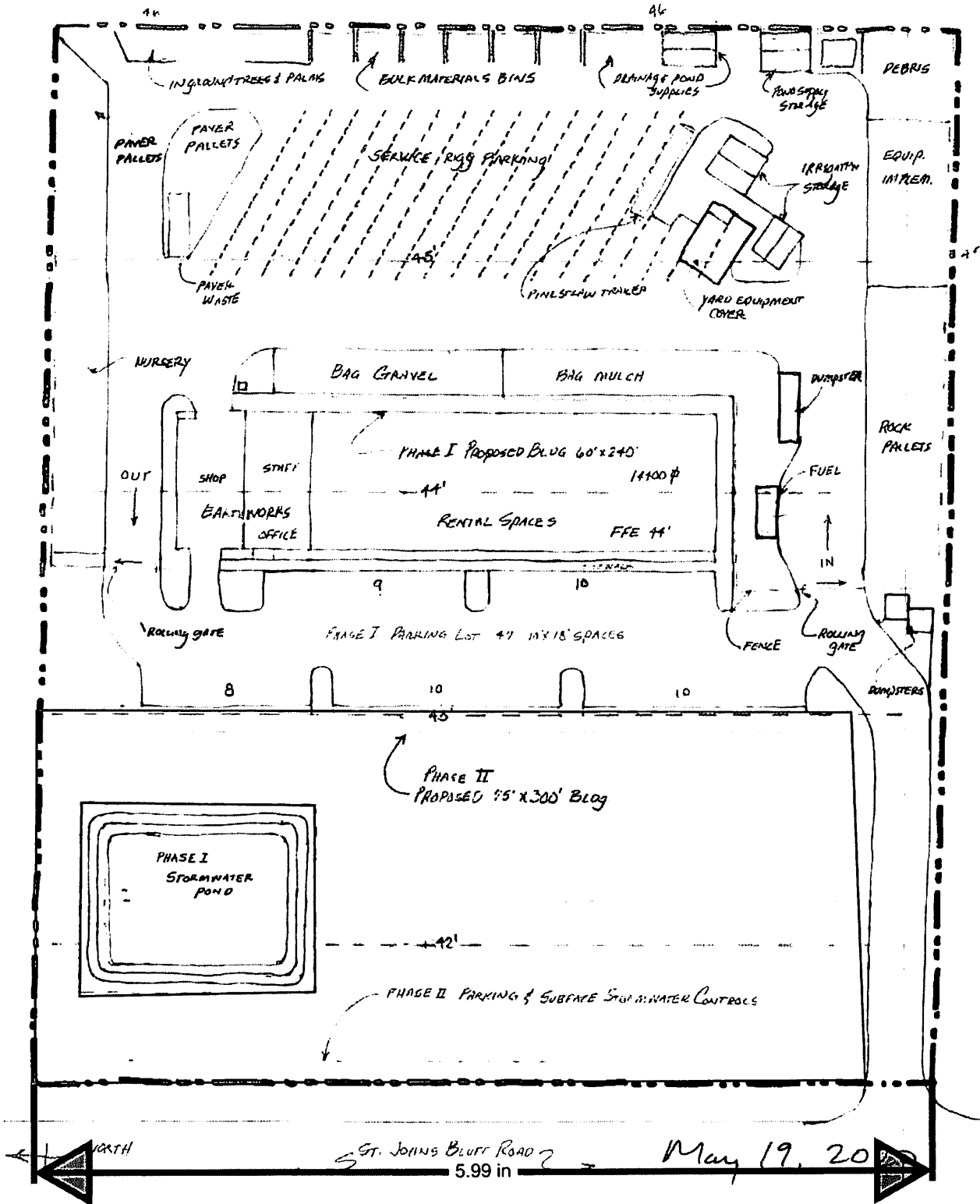
VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is designated RPI pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. The uses and amounts (intensity) proposed in the PUD would be consistent with this designation as well as the established uses in the vicinity.
- 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 currently available from St. Johns Bluff Road. Any revisions to these driveways will necessitate the review and approval of the City of Jacksonville.
- E. *External Compatibility/Intensity of Development.* The PUD reduces the otherwise allowable uses of the IBP Zoning District in exchange for the use of outdoor storage associated with the landscape contractor's activities. All uses listed herein are similar to, or less intensive than the activities occurring on properties in close proximity.
- F. The development will be appropriately screened from adjacent properties and structures will be oriented in a manner that will foster an inward approach to this

development. The uses are consistent with the character of the area along St. Johns Bluff Road.

- G. *Recreation/Open Space.* The PUD will not include recreational uses.
- H. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- I. *Listed Species Regulations.* Not Applicable.
- I. *Off-Street Parking & Loading Requirements.* Parking areas will be provided for all uses as per Part 6, Zoning Code and loading and unloading will be accommodated only in the rear parking areas.
- J. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- K. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- L. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.

EXHIBIT E



EARTHWORKS LANDSCAPE OPERATION CENTER & DEVELOPMENT SITE
 CONCEPTUAL SITE PLAN

SCALE 1" = 30'

EXHIBIT F

PUD Name

Earthworks

Date

Aug 21, 2020

Land Use Table

Total gross acreage	4.71	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Multiple family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Commercial		Acres	66 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space	0	Acres	0 %
Passive open space, wetlands, pond	1.6	Acres	34 %
Public and private right-of-way	0	Acres	0 %
Maximum coverage of non-residential buildings and structures	133,358	Sq. Ft.	65 %