

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

November 18, 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.: 2021-636 **Application for: Washington Ave Warehouse PUD**

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

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

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated July 10, 2021
2. The revised written description dated November 8, 2021
3. The revised site plan dated November 8, 2021

Recommended Planning Commission Conditions to the Ordinance: **None**

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.

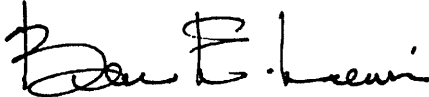
Planning Commission Vote: 6-0

- | | |
|---------------------------|-----|
| David Hacker, Chair | Aye |
| Alex Moldovan, Vice Chair | Aye |
| Ian Brown, Secretary | Aye |
| Marshall Adkison | Aye |

Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
Jason Porter	Absent

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 3

WRITTEN DESCRIPTION Washington Avenue Warehouse PUD November 8, 2021

I. PROJECT DESCRIPTION

The fee simple owners of the real properties identified in the attached Exhibit A, RE# 037381-0010 and 037412-0000 the ("Property"), which contains approximately 1.69 acres is currently designated Low Density Residential (LDR) and zoned Residential Low Density -60 (RLD-60). The landowner proposes a Land Use Amendment to permit the Business Park Land Use Category, and a Planned Unit Development (PUD) rezoning. The new designations will permit the properties to be combined to permit the development of a warehouse building, offering office space and indoor storage for low intensity industrial uses. The parcels lie between Washington Avenue and Adams Avenue.

Washington Avenue is one block east of Lem Turner Road, an Arterial Roadway, developed primarily with commercial related uses. While many of the parcels along Lem Turner are oriented toward that higher level roadway, it is common for such developed properties to have access onto Washington Avenue. Similarly, outdoor storage and related back of house activities occur toward Washington, keeping the frontage clear along Lem Turner. Between Prospect Street and Elm Street, there are only three developed residential properties, and they are located to the south of the subject property, not closer than 150 feet to the southern boundary. A midblock roadway, known as Tourist Street, runs from Lem Turner Road, directly to the subject Property, providing excellent access to the major roadway network with no impacts to these few residential properties along Washington Avenue. The subject property is vacant and cleared, providing a direct line of sight from Lem Turner Road back to Adams Street. The proposed development would include a structure, being located parallel to Adams Avenue, effectively buffering the residential uses along Adams Avenue, from the intensive commercial operations located along Lem Turner Road and facing Washington Avenue. The property to the north is owned by the Riverview Lake Forest Volunteer Fire Department and is vacant but was previously developed with a commercial foundation remaining. Similarly, the parcel to the northeast is owned by a commercial entity listed as Handyman Services, LLC., and is an abandoned structure. Both of these parcels are designated LDR/ RLD-60. To the west, across Washington Avenue and on the north side of Tourist Street, is a Buddy's Home Furnishing Store, with the receiving docks being unscreened and directly facing the subject property. On the south side of Tourist Street is Vu's Auto Service Center, which access Washington Street and stores vehicles and auto parts along this roadway. Both of these parcels are designated CGC/CCG-2. To the south, the immediately adjacent parcel is dually designated BP/ IBP and LDR/RLD-60. It appears that the northerly half of this property, while vacant, was intended for industrial use. The residential portion of this parcel is vacant and unoccupied, being only 900 square feet in area. Finally, to the east, across Adams Avenue, there are two residential units, being rented by a commercial entity listed as Hoose Homes and Investments. These parcels are also designated LDR/ RLD-60.

The PUD will permit the development of up to 27,080 square feet of enclosed warehouse, as well as parking and necessary pond areas as depicted on the Site Plan, (Exhibit E) dated November 8, 2021. The primary use of the property will be a contractor's office and indoor material storage. The developer has taken the existing community into consideration, locating the building toward Washington Avenue, and promoting access toward Tourist Avenue. Similarly, the design promotes ponds at either end of the building, with no access or openings facing Adams Avenue. In this manner the building becomes a buffer, acting to reduce noise and sightlines that otherwise extend from Lem Turner back to Adams Avenue. This PUD is being combined with a Business Park (BP) Land Use Amendment, which is deemed to be a transitional category between intensive commercial development and residential areas. The design proposed in this PUD will achieve that goal. While few new residential structures exist in the immediate vicinity, those that do are primarily located east of Adams Street as discussed above.

The PUD does differ from the conventional zoning district, permitting fewer uses and significantly reducing the allowable lot coverage. Further, the developer feels that the PUD would be a better vehicle to permit the uses, as a binding site plan and written description offer greater clarity for the community. All other provisions of the district and Zoning Code will be 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 vacant and is partially cleared. 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 the utilization of reasonable activities while maintaining the usable nature of the residential 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 improvements immediately after zoning approval. Further, all future maintenance and operations will be the sole responsibility of the landowner, 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 November 8, 2021 (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 building trades contractors not requiring outside storage of equipment or any heavy construction equipment.
- (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) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (12) Animal hospitals, veterinary clinics, animal boarding places, dog parks.
- (13) Fitness centers.

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

(c) *Permissible uses by exception*

- (1) Day Care Centers meeting the performance standards and criteria set forth in Part 4.

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: 10 feet

Rear – 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures: 45 %*

3. *Maximum height of structures: Twenty -Five (25) 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 (25) twenty-five square feet in area and (12) twelve feet in height may be permitted along Washington Avenue.

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

D. *Site Design and Landscaping.*

1. Loading facilities will be located at the front or indoor areas to promote screening to the east and south.

2. Off-street parking shall comply with Part 12 Landscaping Requirements.

3. The developer will provide an Uncomplimentary Buffer along the easterly boundary of the property, offering both screening from Adams Avenue, and security for the property. Additionally, the developer will install the Buffer Materials along the Adams Avenue Right-of-Way, consistent with the provisions of Section 656.1216(b), with the exception of the required trees which shall be increased to a minimum of 4" dbh and spaced 30 feet on center along that portion of the property where the building exists, at the time of installation; or as otherwise approved by the Planning and Development Department.

4. 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 building will be oriented toward the west, as depicted on the attached site plan (Exhibit E) dated November 8, 2021 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 business park related uses. It is readily apparent that the existing, intensively designed, commercial properties along Lem Turner Road render residential development of this property infeasible. It is also worth noting that the owners have experienced repeated illegal dumping, finding more than 300 tires on their last clean up effort. Finally, the proposed PUD would promote the diversification of the tax base, while acting as a buffer to more viable residential properties along Adams Avenue.

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 Washington Avenue and immediately adjacent to the CGC/CCG-2 uses of Lem Turner Road. The PUD offers a combination of possible uses, properly designed to promote a logical transition between the established commercial uses and a sustainable and desirable development pattern in an area of limited activity;

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 LDR but is proposed for an amendment to the BP Category of 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 both Washington Avenue as well as Adams Avenue. Through the use of the PUD, the only access will be from Washington Avenue. All 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, as well as the allowable lot coverage and sign allowances. All uses listed herein are 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 act to protect the viable nature of the residential areas further to the east. The uses are consistent with the character of the area along Washington Avenue.
- 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/unloading will be accommodated only within the building.

- 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.

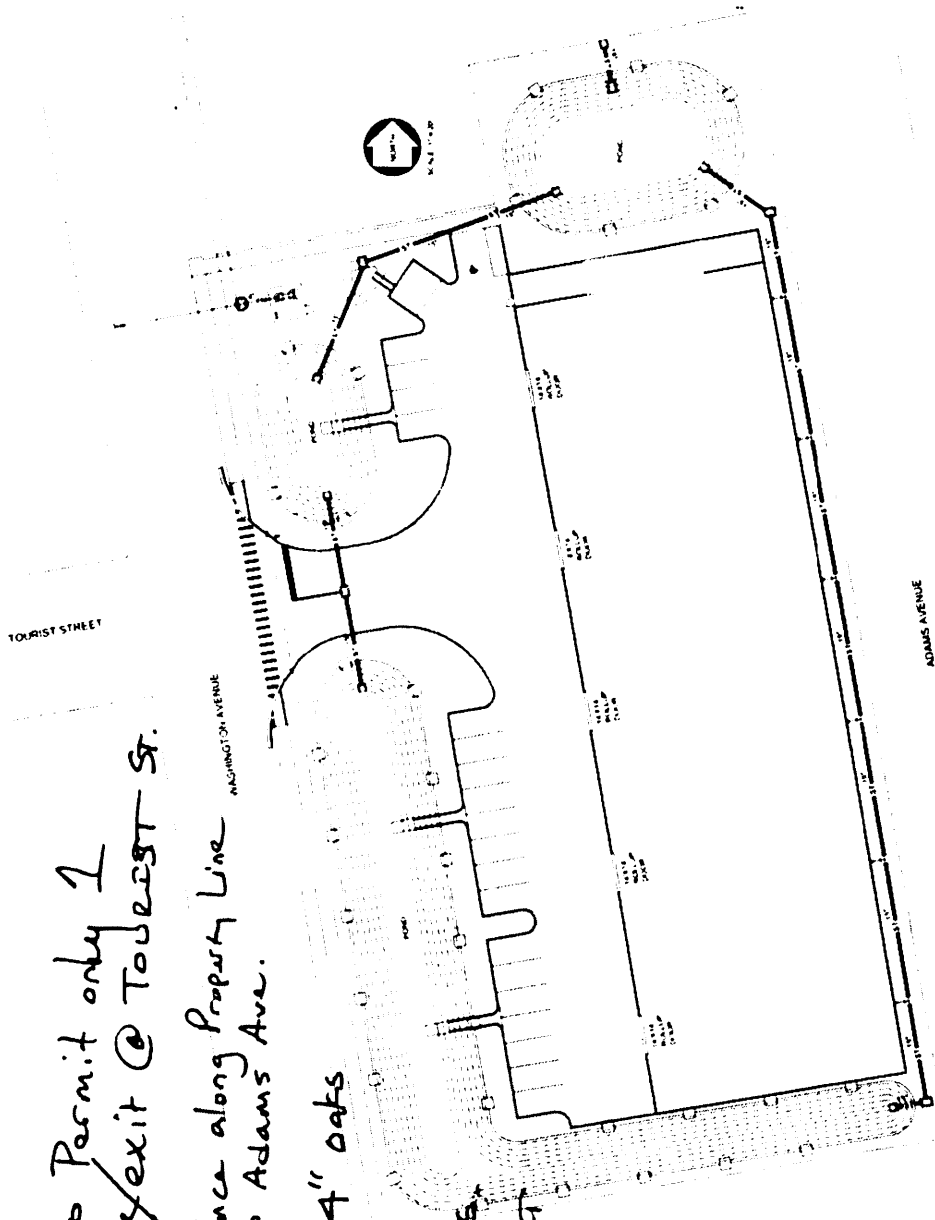
EXHIBIT "E"

1. Revised to Permit only 1
entrance/exit @ TOURIST ST.

2. 6' wood fence along Property Line
adjacent to Adams Ave.

3. Install 10 4" oaks
30' o.c.
along East
Side of BLDG.

4. BLDG HEIGHT
MAX 25'



11/8/2021

C1

DATE: 11/8/2021	PROJECT: 27,000 SF OFFICE / WAREHOUSE FACILITY FOR FIRST COAST PROPERTIES OF JAX, INC.	SCALE: AS SHOWN
DRAWN BY: J. G. SMITH	DESIGNED BY: J. G. SMITH	CHECKED BY: J. G. SMITH
DATE: 11/8/2021	PROJECT: 27,000 SF OFFICE / WAREHOUSE FACILITY FOR FIRST COAST PROPERTIES OF JAX, INC.	SCALE: AS SHOWN
DRAWN BY: J. G. SMITH	DESIGNED BY: J. G. SMITH	CHECKED BY: J. G. SMITH

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2021-0636 TO
PLANNED UNIT DEVELOPMENT

OCTOBER 7, 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 **2021-0636** to Planned Unit Development.

Location: 0 Adams Avenue; Between Elm Street and Prospect Street

Real Estate Number: 037381-0010 and 037412-0000

Current Zoning Districts: Residential Low Density-60 (RLD-60)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Business Park (BP)

Planning District: 5-Northwest

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

Owner: First Coast Properties of Jacksonville, Inc.
5432 Weller Place
Jacksonville, Florida 32211

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2021-0636** seeks to rezone approximately 1.69± acres of land from Residential Low Density-60 (RLD-60) to PUD. The rezoning to a PUD is being sought to permit for a maximum of 26,000 square feet of warehousing and offices uses. Staff notes

that the subject property was originally zoned as Industrial Business Park-2 (IBP-2) [later renamed IPB], but was rezoned to RLD-60 via **Ordinance 2007-0147**.

The need for the PUD arises from the current zoning district's limitation on warehousing and offices. The need also stems from the applicant's desire to limit certain nonresidential uses and provide additional buffering requirements. For more information, please see the attached Written Description (**Exhibit 3**).

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds that with the approval of companion Small Scale Land Use L- 5589-21C (**Ordinance 2021-0635**), the subject property will be located in the Business Park (BP) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

According to the Category Description of the Future Land Use Element (FLUE), LDR in the Urban Area is intended to provide for low density residential development. Principal uses in the LDR land use category include, but are not limited to single family and multi-family dwellings. The maximum gross density allowed in LDR in the Urban Area is 7 units per acre, when full urban services are available.

BP in the Urban Area is intended to provide compact medium to high intensity office development. Development which includes medium to high density residential uses is preferred for sites located outside of areas identified as an Industrial Sanctuary. Plan amendment requests for new BP designations are preferred in locations which are supplied with full urban services and with site access to roads classified as arterial or higher on the Highway Functional Classification Map. Principal uses in the BP land use category include, but are not limited to, business and professional offices; financial institutions; light manufacturing; fabrication and assembly; commercial retail sales and service establishments; and warehousing.

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

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

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element (FLUE):

Policy 3.2.2

The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

The subject site is currently zoned for residential uses and has a Future Land Use Category of LDR. The proposed PUD and land use amendment will allow for a currently undeveloped piece of land to be developed into an industrial use. The proposed PUD will allow the existing area to commercialize rather than be developed with potentially incompatible uses.

Policy 1.2.9

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

The subject property is located in the Urban Area and according to the attached JEA Availability Letter, **2021-3646**, the proposed development must connect to City water and sewer using the property's existing JEA water and sewer accounts.

Objective 6.3

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

The proposed rezoning to a PUD would allow for commercial infill on two (2) undeveloped parcels.

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

The intended development will meet all portions of the City's land use regulations and furthers their intent by providing specific development standards.

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). There is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L- 5589-21C (**Ordinance 2021-0635**) that seeks to amend the land use from LDR to BP. Nonetheless, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

The proposed Planned Unit Development intends to utilize the subject parcel for warehousing and office space. Moreover, the proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

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

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The project will be developed with the required amount of open space as applicable in accordance with the Recreation and Open Space Element (ROSE) of the 2030 Comprehensive Plan.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of the Charter of the City of Jacksonville. Given the subject property's proximity to neighboring residential uses, the developer will also provide an uncomplementary buffer along the easterly boundary of the property, offering both visual screening for residents on Adams Avenue and security for the property.

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

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

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

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: In order to minimize the impact to the abutting residential uses to the east, the applicant will provide a 15 foot undisturbed visual buffer along subject property's east property line. Furthermore, the proposed 26,000 square foot warehouse facility will be oriented towards Washington Avenue, a local road that contains a greater variety of residential and non-residential uses.

The type, number and location of surrounding external uses: Although being developed for warehousing and office use, the subject site will maintain compatibility with the commercial character of Washington Avenue by providing for a varying degree of nonresidential uses. Staff should also note that was previously zoned for nonresidential uses, but was rezoned from IBP-2 to RLD-60 via **Ordinance 2007-0147**.

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

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	LDR	RLD-60	Single-Family Dwelling
South	BP/LDR	IPB (Residual)/RLD-60	Single-Family Dwelling
East	LDR	RLD-60	Single-Family Dwellings
West	CGC	CCG-2	Commercial Retail/Auto Services

(6) Intensity of Development

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

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated August 11, 2021, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal in order to accommodate an additional 2,000 gpd.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property will have direct access via Washington Avenue. Moreover, the Traffic Engineer has reviewed the application and has issued no objections to the development.

The application was also forwarded to the Transportation Planning Division on September 3, 2021. As of Friday, October 1, 2021, no comments have been received.

(7) Usable open spaces plazas, recreation areas.

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

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify the presence of 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 subject 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.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **September 30, 2021** by the Planning and Development Department, the Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2021-0636 be **APPROVED** with the following exhibits:

1. The original legal description dated July 10, 2021
2. The original written description dated July 10, 2021
3. The original site plan dated June 11, 2021

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-0636 be **APPROVED**.

Figure A:



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

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

Figure B:



Source: Planning & Development Dept, 09/30/21

View of the subject property, facing northeast along Washington Avenue

Figure C:



Source: Planning & Development Dept, 09/30/21

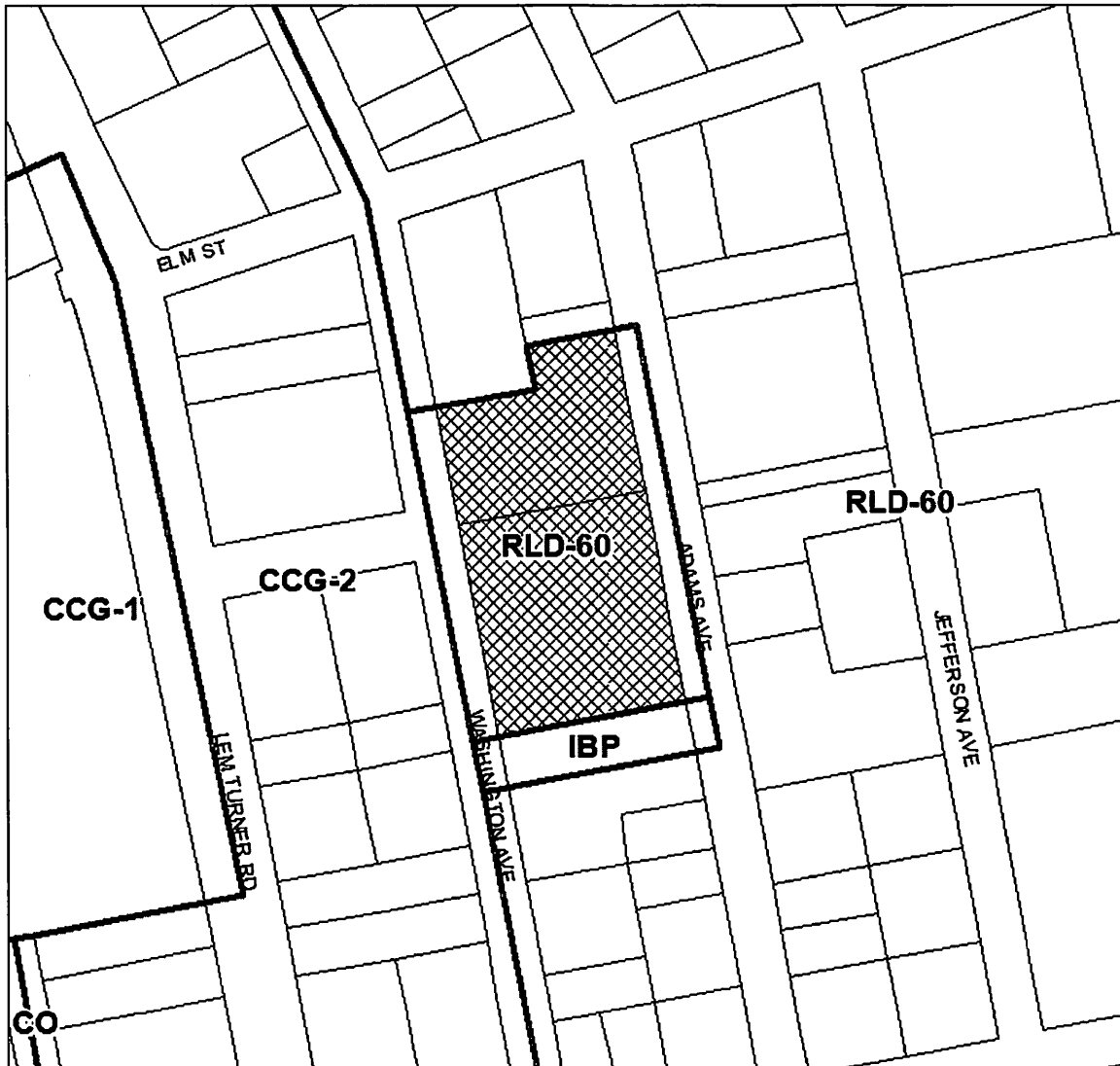
View of the subject property, facing southeast on Adams Avenue.

Figure D:



Source: Planning & Development Dept, 09/30/21

Adjacent single-family homes, facing northeast on Adams Avenue.



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 55 110 220 Feet</p> <p>COUNCIL DISTRICT:</p> <p>8</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2021-0636</p>	<p>TRACKING NUMBER</p> <p>T-2021-3596</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0636 **Staff Sign-Off/Date** ATW / 08/05/2021
Filing Date 09/07/2021 **Number of Signs to Post** 4
Hearing Dates:
1st City Council 10/12/2021 **Planning Commission** 10/07/2021
Land Use & Zoning 10/19/2021 **2nd City Council** 10/26/2021
Neighborhood Association TROUT RIVER JAX / RIVERVIEW NEIGHBORHOOD ASSOCIATION
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3596 **Application Status** FILED COMPLETE
Date Started 06/15/2021 **Date Submitted** 06/30/2021

General Information On Applicant

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

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name PROPERTIES, INC **First Name** FIRST **Middle Name** COAST
Company/Trust Name FIRST COAST PROPERTIES OF JACKSONVILLE INC
Mailing Address 5432 WELLER PL JACKSONVILLE, FL 32211-6965
City JACKSONVILLE **State** FL **Zip Code** 32211
Phone 9046247431 **Fax** **Email** EVINHERZBERG@GMAIL.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 037381 0010	8	5	RLD-60	PUD
Map 037412 0000	8	5	RLD-60	PUD

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

Existing Land Use Category

LDR

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

5589

Total Land Area (Nearest 1/100th of an Acre) 1.69**Development Number****Proposed PUD Name** WASHINGTON AVE WAREHOUSE**Justification For Rezoning Application**

TO PERMIT BUSINESS PARK USE, ACTING AS A BUFFER TO THE INTENSIVE CCG-2 EXISTING JUST WEST OF THE SITE. THE PROPERTY IS NOT USABLE FOR RESIDENTIAL, GIVEN THE DEVELOPMENT THAT IT FRONTS ON THE WEST SIDE OF WASHINGTON AVENUE.

Location Of Property**General Location**

EAST OF WASHINGTON AVE @ TOURIST STREET

House #	Street Name, Type and Direction	Zip Code
0	ADAMS AVE	32211

Between Streets

ELM STREET and PROSPECT STREET

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 | |
| | 1.69 Acres @ \$10.00 /acre: \$20.00 |
| 3) Plus Notification Costs Per Addressee | |
| | 45 Notifications @ \$7.00 /each: \$315.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,604.00 |

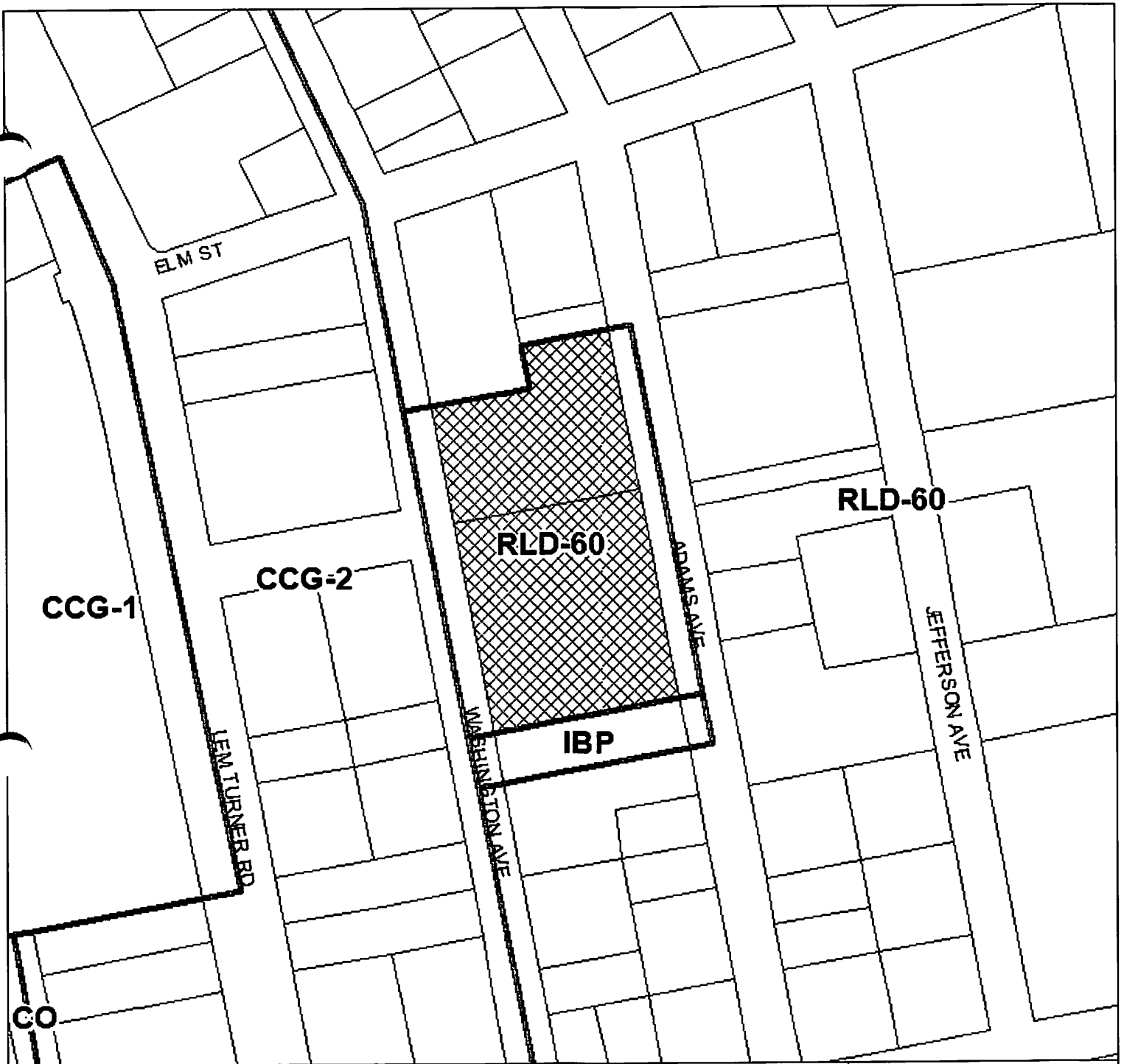
NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1
Legal Description

Lots 10, 11, 12, 13 and 14, Block 192, and Lots 1, 2, 3, 4, 21, 22, 23 and 24, Block 205, Together with that part of Tourist Street (a 50 foot right of way as now closed per Ordinance 78-1369-704), lying between said Blocks 192 and 205, all shown on plat of Thompson's Subdivision of Riverview, as recorded in Plat Book 5, pages 80, 80A and SOB, of the current public records of Duval County, Florida.

July 10, 2021

**Exhibit 1
Page 1 of 1**

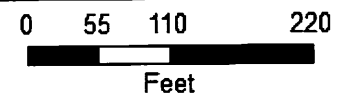
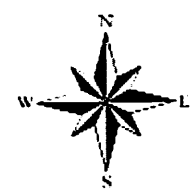
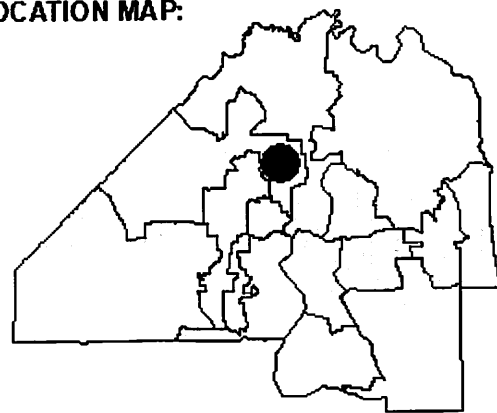


REQUEST SOUGHT:

FROM: RLD-60

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2021-3596

**EXHIBIT 2
PAGE 1 OF 1**

EXHIBIT 3

WRITTEN DESCRIPTION Washington Avenue Warehouse PUD July 10, 2021

I. PROJECT DESCRIPTION

The fee simple owners of the real properties identified in the attached Exhibit A, RE# 037381-0010 and 037412-0000 the ("Property"), which contains approximately 1.69 acres is currently designated Low Density Residential (LDR) and zoned Residential Low Density -60 (RLD-60). The landowner proposes a Land Use Amendment to permit the Business Park Land Use Category, and a Planned Unit Development (PUD) rezoning. The new designations will permit the properties to be combined to permit the development of a warehouse building, offering office space and indoor storage for low intensity industrial uses. The parcels lie between Washington Avenue and Adams Avenue.

Washington Avenue is one block east of Lem Turner Road, an Arterial Roadway, developed primarily with commercial related uses. While many of the parcels along Lem Turner are oriented toward that higher level roadway, it is common for such developed properties to have access onto Washington Avenue. Similarly, outdoor storage and related back of house activities occur toward Washington, keeping the frontage clear along Lem Turner. Between Prospect Street and Elm Street, there are only three developed residential properties, and they are located to the south of the subject property, not closer than 150 feet to the southern boundary. A midblock roadway, known as Tourist Street, runs from Lem Turner Road, directly to the subject Property, providing excellent access to the major roadway network with no impacts to these few residential properties along Washington Avenue. The subject property is vacant and cleared, providing a direct line of sight from Lem Turner Road back to Adams Street. The proposed development would include a structure, being located parallel to Adams Avenue, effectively buffering the residential uses along Adams Avenue, from the intensive commercial operations located along Lem Turner Road and facing Washington Avenue. The property to the north is owned by the Riverview Lake Forest Volunteer Fire Department and is vacant but was previously developed with a commercial foundation remaining. Similarly, the parcel to the northeast is owned by a commercial entity listed as Handyman Services, LLC., and is an abandoned structure. Both of these parcels are designated LDR/ RLD-60. To the west, across Washington Avenue and on the north side of Tourist Street, is a Buddy's Home Furnishing Store, with the receiving docks being unscreened and directly facing the subject property. On the south side of Tourist Street is Vu's Auto Service Center, which access Washington Street and stores vehicles and auto parts along this roadway. Both of these parcels are designated CGC/CCG-2. To the south, the immediately adjacent parcel is dually designated BP/ IBP and LDR/RLD-60. It appears that the northerly half of this property, while vacant, was intended for industrial use. The residential portion of this parcel is vacant and unoccupied, being only 900 square feet in area. Finally, to the east, across Adams Avenue, there are two residential units, being rented by a commercial entity listed as Hoose Homes and Investments. These parcels are also designated LDR/ RLD-60.

The PUD will permit the development of up to 27,080 square feet of enclosed warehouse, as well as parking and necessary pond areas as depicted on the Site Plan, (Exhibit E) dated June 11, 2021. The primary use of the property will be a contractor's office and indoor material storage. The developer has taken the existing community into consideration, locating the building toward Washington Avenue, and promoting access toward Tourist Avenue. Similarly, the design promotes ponds at either end of the building, with no access or openings facing Adams Avenue. In this manner the building becomes a buffer, acting to reduce noise and sightlines that otherwise extend from Lem Turner back to Adams Avenue. This PUD is being combined with a Business Park (BP) Land Use Amendment, which is deemed to be a transitional category between intensive commercial development and residential areas. The design proposed in this PUD will achieve that goal. While few new residential structures exist in the immediate vicinity, those that do are primarily located east of Adams Street as discussed above.

The PUD does differ from the conventional zoning district, permitting fewer uses and significantly reducing the allowable lot coverage. Further, the developer feels that the PUD would be a better vehicle to permit the uses, as a binding site plan and written description offer greater clarity for the community. All other provisions of the district and Zoning Code will be 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 vacant and is partially cleared. 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 the utilization of reasonable activities while maintaining the usable nature of the residential 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 improvements immediately after zoning approval. Further, all future maintenance and operations will be the sole responsibility of the landowner, 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 June 11, 2021 (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 building trades contractors not requiring outside storage of equipment or any heavy construction equipment.
- (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) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (12) Animal hospitals, veterinary clinics, animal boarding places, dog parks.
- (13) Fitness centers.

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

(c) *Permissible uses by exception*

- (1) Day Care Centers meeting the performance standards and criteria set forth in Part 4.

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: 10 feet

Rear – 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 45 %

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 (25) twenty-five square feet in area and (12) twelve feet in height may be permitted along Washington Avenue.

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

D. *Site Design and Landscaping.*

1. Loading facilities will be located at the front or indoor areas to promote screening to the east and south.
2. Off-street parking shall comply with Part 12 Landscaping Requirements.
3. The developer will provide an Uncomplimentary Buffer along the easterly boundary of the property, offering both screening from Adams Avenue, and security for the property. Additionally, the developer will install Buffer Materials along the Adams Avenue Right-of-Way, consistent with the provisions of Section 656.1216(b), or as otherwise approved by the Planning and Development Department.
4. 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 building will be oriented toward the west, as depicted on the attached site plan (Exhibit E) dated June 11, 2021 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 business park related uses. It is readily apparent that the existing, intensively designed, commercial properties along Lem Turner Road render residential development of this property infeasible. It is also worth noting that the owners have experienced repeated illegal dumping, finding more than 300 tires on their last clean up effort. Finally, the proposed PUD would promote the diversification of the tax base, while acting as a buffer to more viable residential properties along Adams Avenue.

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 Washington Avenue and immediately adjacent to the CGC/CCG-2 uses of Lem Turner Road. The PUD offers a combination of possible uses, properly designed to promote a logical transition between the established commercial uses and a sustainable and desirable development pattern in an area of limited activity;

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 LDR but is proposed for an amendment to the BP Category of 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 both Washington Avenue as well as Adams Avenue. Through the use of the PUD, the only access will be from Washington Avenue. All 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, as well as the allowable lot coverage and sign allowances. All uses listed herein are 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 act to protect the viable nature of the residential areas further to the east. The uses are consistent with the character of the area along Washington Avenue.
- 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/unloading will be accommodated only within the building.
- J. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.

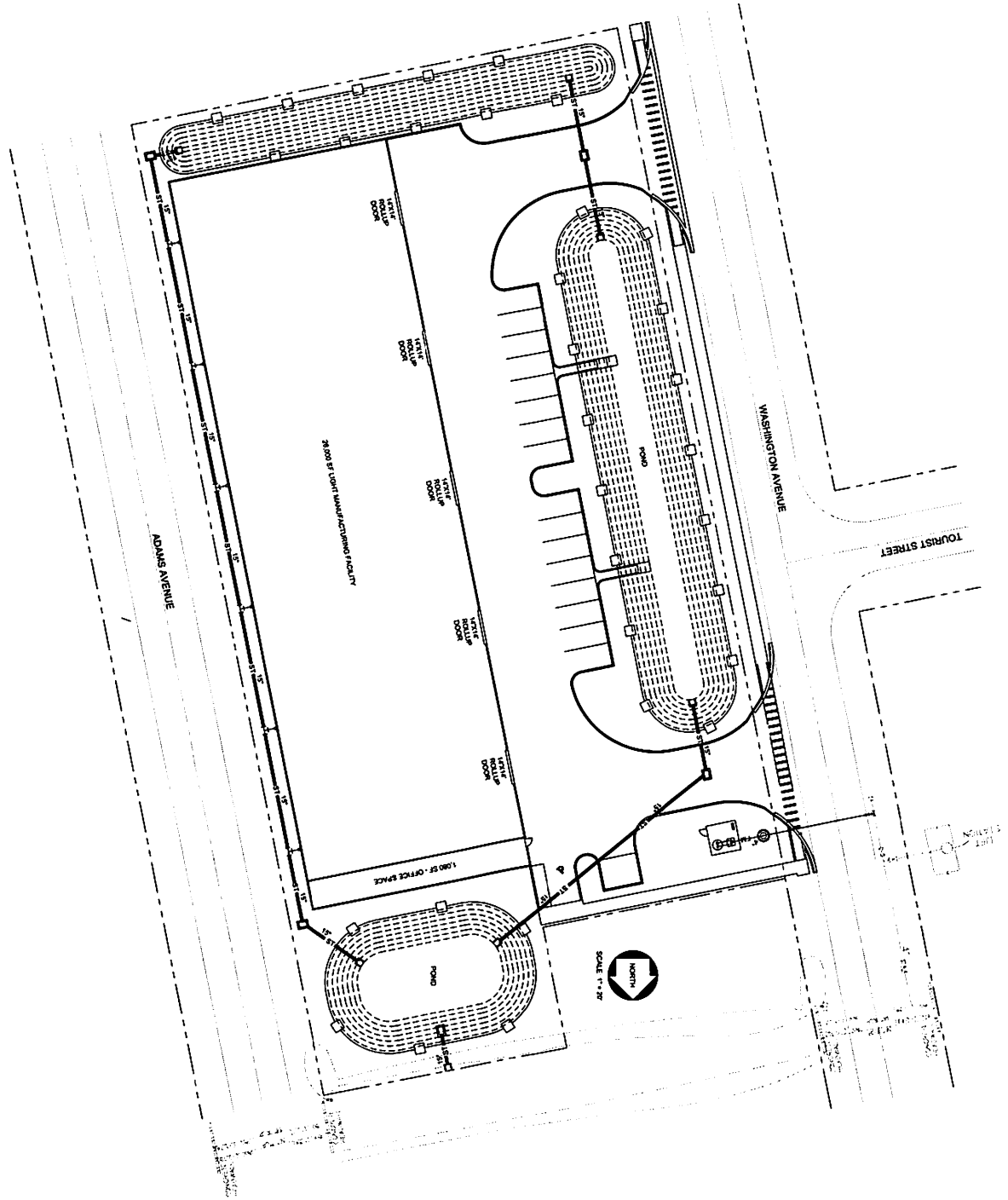
Washington Avenue Warehouse PUD

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- 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.



C1

JAMES K. QUINA, JR., P.E.
 CIVIL ENGINEER

FLORIDA LICENSE NO. 37776

DATE: 08/11/21
 DRAWN BY: [unintelligible]
 CHECKED BY: [unintelligible]
 SCALE: [unintelligible]

**27,000 SF - OFFICE / WAREHOUSE FACILITY FOR
 FIRST COAST PROPERTIES OF JAX, INC.**
 ADAMS AVENUE, JACKSONVILLE, FLORIDA

SITE PLAN



JAMES K. QUINA, JR., P.E.
 CONSULTING ENGINEER
 P. O. BOX 600183
 ST. JOHNS, FLORIDA 32260
 (904) 400-5063

REVISIONS

08/11/21 - OWNER REVIEW