

WRITTEN DESCRIPTION
FCC Environmental Services PUD
April 4, 2024

I. PROJECT DESCRIPTION

The fee simple owners of the real property identified in the attached legal, RE# 012989-0020 the (“Property”), which contains approximately 5 acres is currently designated Commercial General Community (CGC) under the Future Land Use Map Series of the 2045 Comprehensive Plan. Subsequently the parcel is split zoned with approximately 3.73 acres being PUD (2008-714-E) and the remainder being CCG-2. The rezoning of the overall parcel will clarify the permitted uses of the same and provide a detailed description of the intended areas for operations. The parcel lies along 103^{rs} Street, in an intensively designated area of commercial activity.

The original use of the Subject Property was a propane gas contractor which included the outdoor storage of tanks for the same. The current PUD zoning was intended to permit the outdoor storage of vehicles and boats on the northerly portion of the property. More recently the parcel has been utilized for the sale of and storage of large truck containers.

The properties to the west, across Connie Jean Road, are also CGC/CCG-2, and are utilized for the parking and storage of heavy vehicles and buses. Further to the west, is an auto recovery yard and commercial auto hauler, both with the storage of vehicles and heavy vehicle parking. The parcel to the east is also designated CGC but like the subject parcel, is split zoned with CCG-2 along the 103rd Street frontage and Commercial Neighborhood (CN) in the rear. This parcel is developed as a house of worship, with the prominent activity being on the southern end of the same. The remaining parcel to the north is west is Low Density Residential (LDR) and zoned Rural Residential (RR). This property is approximately 10 acres in area and operates as a commercial horse training and boarding facility. The dwelling on the property is located approximately 375 feet northward of the closest boundary to the Subject Parcel.

The PUD will permit the development of up to 30,000 square feet of office and ancillary operations related to the principal use of the property, as well as parking and cleaning areas as depicted on the Site Plan, dated February 14, 2024. The primary use of the total property will be an environmental contractor, providing hauling of refuse. The operation will include the dispatch of vehicles for hauling, and upon completion, the vehicles will return to this location empty of all hauled materials, and will be cleaned, washed, and parked until they are to be dispatched again. It is the intent of the contractor to be permitted to service the fleet vehicles as necessary, providing both mechanical and other servicing of the company vehicles only.

The PUD differs from the conventional zoning district only in relation to the allowable uses. Many uses have been removed from the comparable CCG-2 Zoning District and the screening provisions of the previous PUD have been retained.

The applicant has utilized the professional services of Mr. Michael Herzberg, AICP., in preparing this PUD request. No other professionals have yet been engaged. The Property is only partially

developed, currently being used for the storage of and sale of larger trucking containers. 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 the commercial corridor of 103rd Street and promoting 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 commercial development. The property will be developed in consonance with the goals and objectives of the CGC Land Use Category of the City of Jacksonville’s 2045 Comprehensive Plan Future Land Use Element. It is the intent of the owner to occupy the existing building and commence its use immediately after zoning approval. Further, all future maintenance and operations will be the sole responsibility of the landowner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD.

II. USES AND RESTRICTIONS

The Property may be further divided or developed as depicted on the attached site plan dated February 14, 2024 (the “Site Plan,”) which is incorporated herein by this reference.

a. Permitted Uses:

- (1) Commercial retail sales and service establishments
- (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (3) Professional and business offices, buildings trades contractors with outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses, where such uses are screened per the provisions of this PUD.
- (4) Hotels and motels.
- (5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
- (6) Contractors with the incidental parking of heavy vehicles used in the normal operations of such businesses, regardless of size or weight.
- (7) Vocational, trade or business schools and similar uses.

- (8) Retail plant nurseries including outside display, including on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
 - (10) Parcel delivery offices and similar uses
 - (11) Freight or truck terminals where loading areas are screened per the provisions of this PUD.
 - (10) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
 - (11) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
 - (12) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture, and similar uses.
 - (13) Churches, including a rectory or similar use.
 - (14) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
 - (15) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
 - (16) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted with outside storage or display when screened per the provisions of this PUD.
- (b) *Permitted accessory uses and structures.* See [Section 656.403](#).
- (c) *Permissible uses by exception.*
- (1) Crematories.
 - (2) Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
 - (3) Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.

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:* 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 (15) fifteen feet in height may be permitted along 103rd Street.

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

D. Site Design and Landscaping.

1. Parking, servicing, cleaning and washing facilities will be located at the rear or side of the existing building and visually screened from an abutting public street.
2. An 8-foot-high wooden fence exists along the easterly and northern property boundaries and a chain link fence exists along the entirety of Connie Jean Road. Any outdoor storage of materials shall be screened in accordance with Section 656.415, Zoning Code, and areas of heavy vehicle parking shall be screened from the views of Connie Jean Road using a 95% opaque material along the chain link fence described above.

E. Building Orientation

1. The existing buildings will be retained, and all future uses shall maintain the orientation of structures toward 103rd Street, using the building as a screen to more intensive outdoor uses located on the northern portion of the property, as depicted on the attached site plan dated February 14, 2024 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, except for the parking of company vehicles which shall be considered non-public vehicle use areas.

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 2045 Comprehensive Plan and Land Use Regulations. The proposed rezoning is a reasonable manner by which to permit the development of existing intensive commercially designated property, located immediately adjacent to an arterial corridor with excellent access to the major roadway network. Using the existing buffering and adding the components outlined herein, the use is appropriate and promotes the 103rd Street corridor.

The proposed zoning will act as a logical development plan, eliminating the previously approved PUD and joining the uses of the overall parcel into one unified development. This PUD is designed to protect the usable nature of the property while promoting numerous Goals, Objectives, and Policies of the 2045 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 outdoor commercial uses typical along 103rd Street. 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 at this location.

Will promote the purposes of the 2045 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 CGC pursuant to the City's Future Land Use Map Series of the City's 2045 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 103rd Street and Connie Jean 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 CCG-2 Zoning District in exchange for the use of outdoor storage and large vehicle parking associated with the contractor's activities. All uses listed herein are like, 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 103^{rs} Street.
- 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 cleaning, servicing and washing will be accommodated only in the northernmost portion of the property.
- J. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2045 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 F

PUD Name

FCC Environmental Services PUD

Land Use Table

Total gross acreage	3.73 Acres	100 %
Amount of each different land use by acreage		
Single family	Acres	%
Total number of dwelling units	D.U.	
Multiple family	Acres	%
Total number of dwelling units	D.U.	
Commercial	3.73 Acres	100 %
Industrial	Acres	%
Other land use	Acres	%
Active recreation and/or open space	Acres	%
Passive open space	Acres	%
Public and private right-of-way	Acres	%
Maximum coverage of buildings and structures	81,239 Sq. Ft.	50 %