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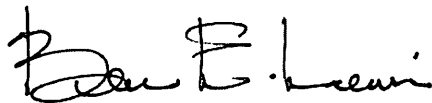
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

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

Planning Commission Vote:	7-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2022-0199 TO****PLANNED UNIT DEVELOPMENT****APRIL 21, 2022**

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 **2022-0199** to Planned Unit Development.

Location: 0 Spring Glen Road, between Wilmin Way and Keystone Drive S

Real Estate Numbers: 135080 000

Current Zoning District: Planned Unit Development (PUD 2003-1184-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Business Park (BP)

Planning District: Greater Arlington and Beaches – District 2

Applicant/Agent: Wyman Duggan, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owners: EKS Holdings LLC
5337 Beach Boulevard
Jacksonville, FL 32207

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2022-1099** seeks to rezone approximately 3.6± acres of land from PUD to PUD. The rezoning to a new PUD is being sought in order to modify certain development standards from the existing PUD, such as increasing the maximum square footage of improvements to the property.

Staff notes that PUD Ordinance 2003-1184-E was approved to allow for the development of an industrial vocational training facility for automotive transmission repair technicians, fabrication and assembly of components for transmissions, and light manufacturing of transmissions and similar components.

The current PUD, **2005-0419-E** permits a maximum square footage of 38,031 for improvements. In relation to the current PUD, the proposed rezoning would permit a maximum of 46,000 square feet, an increase of approximately 7,969 square feet from the previous PUD. The proposed PUD will maintain a 20 foot building setback, and all activities will be conducted within an enclosed building. Nonetheless, **2005-0419-E** was enacted on May 24, 2005 with the following conditions:

- (a) The final parking plan shall be subject to the review and approval of the Traffic Engineer and the Planning and Development Department.
- (b) One non-illuminated street frontage sign shall be permitted not to exceed twenty-four square feet in area and six feet in height.
- (c) An uncomplimentary buffer pursuant to Section 656.1216 shall be required along those portions of the site adjacent to residential uses for each phase of development or as otherwise approved by the Planning and Development Department.
- (d) A sidewalk shall be required from the site along the east right-of-way of Spring Glen Road to Beach Boulevard or contribute into the sidewalk fund if the property is used for overflow parking for the property on Beach Boulevard.

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

Conditions (a) (c) and (d) are not being recommended due to new comments received from Traffic Engineering, along with the 10 foot buffer being addressed in the proposed PUD's written description.

Condition (b) is being recommended by Staff for this report in order to prevent minimal light pollution on surrounding residential properties.

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?

The 3.60 acre application site is located on Spring Glen Road, a collector road, between Keystone Drive South and Wilmin Way. The site is east of the intersection of Emerson Expressway and Beach Boulevard.

The site is in the Business Park (BP) land use category in the Urban Development Area. The BP category is primarily intended to accommodate commercial office and light industrial uses. BP in the Urban Development Area is intended to provide compact medium to high intensity office development.

The PUD proposes to modify some of the development standards of the existing PUD (2003-1184-E) but does not modify any permitted uses.

The allowed uses in the subject PUD are consistent with the intent of the BP land use category.

(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):

Goal 1

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

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.

Goal 3

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Wellhead Buffer Zone

Policy 1.2.3

The City shall implement the Wellhead Protection Ordinance to protect its potable water supply source. Improperly constructed or maintained Hawthorne Group and Floridan Aquifer private wells in proximity to a Public Potable Water well within Duval County are potentially harmful to the drinking water supply of the City of Jacksonville. A Pathway Focused Approach to prevent migration of contamination from the shallow aquifer into the Floridan aquifer is reasonable and prudent to protect public water supplies. The intent of this policy is to protect and safeguard the health, safety and welfare of the residents of Duval County by establishing a Pathway Focused Approach to wellhead protection that safeguards the Floridan aquifer from intrusion of any contaminants that may jeopardize present and future public water supply wells.

Within Wellhead Protection Areas, the following shall apply:

1. Within a 500-foot radius around an existing Public Potable Water well, those actions and uses established by the Florida Department of Environmental Protection in Rule 62-521.400, Fla. Admin. Code shall be prohibited.
2. Pursuant to Chapter 366 City of Jacksonville Municipal Code, no existing private wells shall be deepened and no new wells shall be constructed within designated Wellhead Protection Areas that penetrate a portion of the Hawthorne Group or the Floridan Aquifer without first obtaining a well construction permit from the City of Jacksonville Environmental Quality Division (EQD) as provided in Environmental Protection Board Rule 8 and including a review of areas of known contamination at or near the proposed or existing well location. All new wells within such areas must be fully grouted.

Pursuant to Chapter 366 City of Jacksonville Municipal Code, abandonment of existing wells shall be in accordance with applicable SJRWMD requirements and a copy of the plugging and abandonment report shall be submitted to the EQD.

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land

use categories as identified in the Future Land Use Map series (FLUMs): Business Park (BP). Furthermore, 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

This proposed Planned Unit Development intends to utilize the subject parcel for an industrial vocational training facility. Moreover, 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 with specific reference to the following:

The use of existing and proposed landscaping: Landscaping will be provided in order to meet the uncomplimentary land use buffers along the northern and southern property boundaries. Landscaping will include native or ornamental vegetation, fencing, and irrigation.

The use and variety of building setback lines, separations and buffering: The proposed site plan and written description indicate that the parking areas and buildings will be setback twenty feet from all property lines, which should be adequate buffer from adjacent residential uses.

Traffic and pedestrian circulation patterns: The subject property will be accessible via one access point along Spring Glen Road.

The particular land uses proposed and the conditions and limitations thereon: The proposed project includes limited uses permitted in the Business Park land use. All activities will be conducted within an enclosed building, and no outside or open storage is permitted.

(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:

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Property Use</u>
North	LDR	RLD-60	Single-Family Dwellings
South	RPI/CGC	CRO/CCG-2	Single-Family Dwellings
East	RPI	CRO	JEA
West	CGC/LDR	CCG-2/RLD-60	Office, Warehouse, Single-Family

(6) Intensity of Development

The proposed development is consistent with the BP functional land use category.

The existing residential density and intensity of use of surrounding lands: There are residential uses to the west, south, and east of the subject property. The applicant will be required to provide landscaping and buffering due to uncomplimentary land uses. The submitted written description addresses these needs and will provide a 10 foot buffer that includes natural vegetation, fencing, and irrigation.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed development will have direct access via Spring Glen Road. The Traffic Engineer has reviewed the application and has issued comments. **Staff supports the Engineer's findings and forwards the following:**

- ADA compliant sidewalk meeting clear zone requirements shall be installed on the Spring Glen Road or the developer can apply to pay into the In-Lieu Sidewalk fund. If the In-Lieu Sidewalk Fund application is disapproved and the sidewalk will not fit in the right of way, a sidewalk easement shall be granted to the City so the public can use the sidewalk and it can be maintained.

The application was also forwarded to the Transportation Planning Division. The following comments were issued:

The subject site is approximately 3.6 acres and is accessible from Spring Glen Road, a collector facility. This segment of Spring Glen Road does not have traffic counts recorded. However, the segment of Spring Glen Road to the south of the subject property (from Beach Boulevard to Spring Park Road) is currently operating at 70.09% of capacity, has a maximum daily capacity of 11,232 vehicles per day (vpd), and average daily traffic of 7,873 vpd.

The applicant, per a preliminary site plan and the application provided, indicates the addition of a 46,000 square foot building with light industrial uses (ITE Code 110), which could produce 224 daily vehicular trips.

- This development is subject to mobility fee review. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for

the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code. All comments or conditions made by Transportation Planning Division or Traffic Engineering Division are to be included in the staff report unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council.

(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 any wetlands onsite. Nonetheless, any development which would impact wetlands will be permitted in accordance with local, state, and federal requirements.

(9) Listed species regulations

A wildlife survey is required for developments of more than fifty (50) acres. The subject property contains approximately 3.60 acres and does not require a wildlife survey.

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

According to the submitted written description, a minimum of twenty-three (23) and a maximum of ninety (90) off-street parking spaces will be provided, including ADA required spaces.

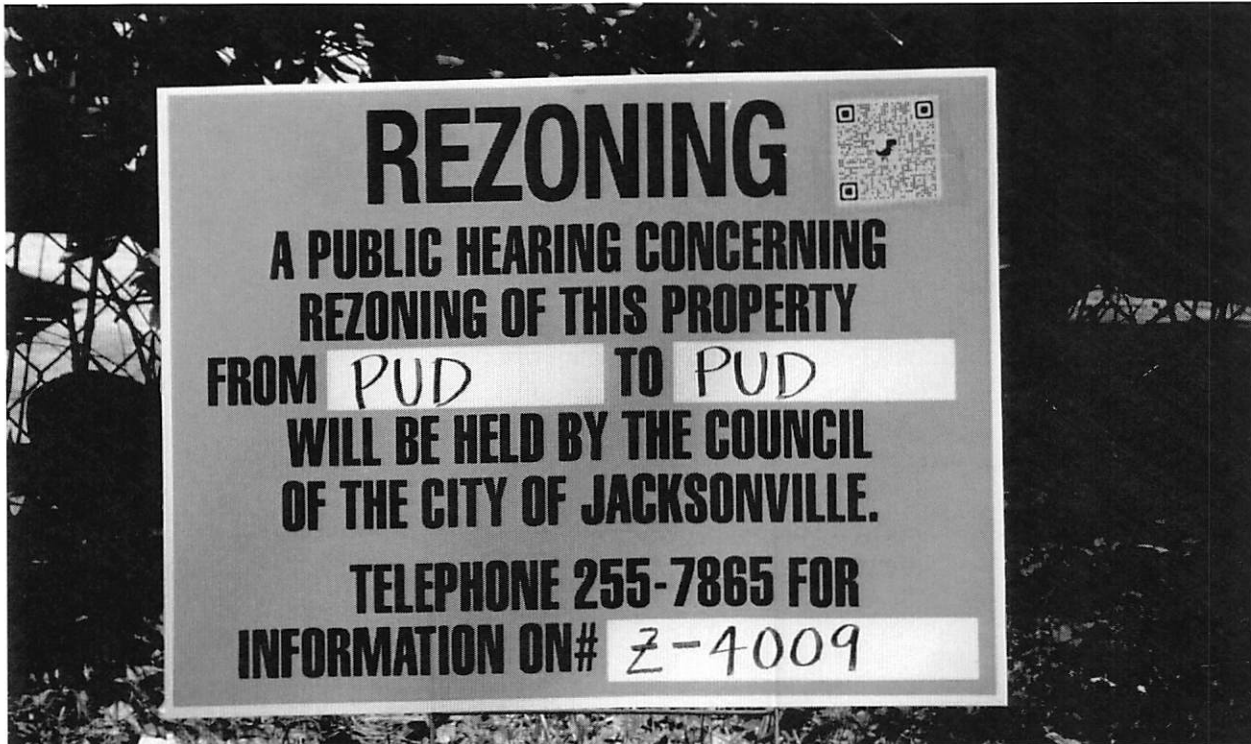
(11) Sidewalks, trails, and bikeways

Below are conditions that were received from the Transportation Planning Division:

1. ADA compliant sidewalk meeting clear zone requirements shall be installed on the Spring Glen Road or the developer can apply to pay into the In-Lieu Sidewalk fund. If the In-Lieu Sidewalk Fund application is disapproved and the sidewalk will not fit in the right of way, a sidewalk easement shall be granted to the City so the public can use the sidewalk and it can be maintained.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **April 13, 2022** 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 2022-0199 be **APPROVED WITH CONDITIONS with the following exhibits:**

1. The original legal description dated January 8, 2022.
2. The original written description dated February 25, 2022.
3. The original site plan dated February 22, 2022.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2022-0199 be **APPROVED WITH THE FOLLOWING CONDITIONS:**

1. One non-illuminated street frontage sign shall be permitted not to exceed twenty-four square feet in area and six feet in height.
2. ADA compliant sidewalk meeting clear zone requirements shall be installed on the Spring Glen Road or the developer can apply to pay into the In-Lieu Sidewalk fund. If the In-Lieu Sidewalk Fund application is disapproved and the sidewalk will not fit in the right of way, a sidewalk easement shall be granted to the City so the public can use the sidewalk and it can be maintained.

Figure A:



Source: Planning & Development Department, 4/14/2022

Aerial view of subject property.

Figure B:



Source: Planning & Development Department, 4/13/2022

View of subject property from Spring Glen Road.

Figure C:



Source: Planning & Development Department, 4/13/2022

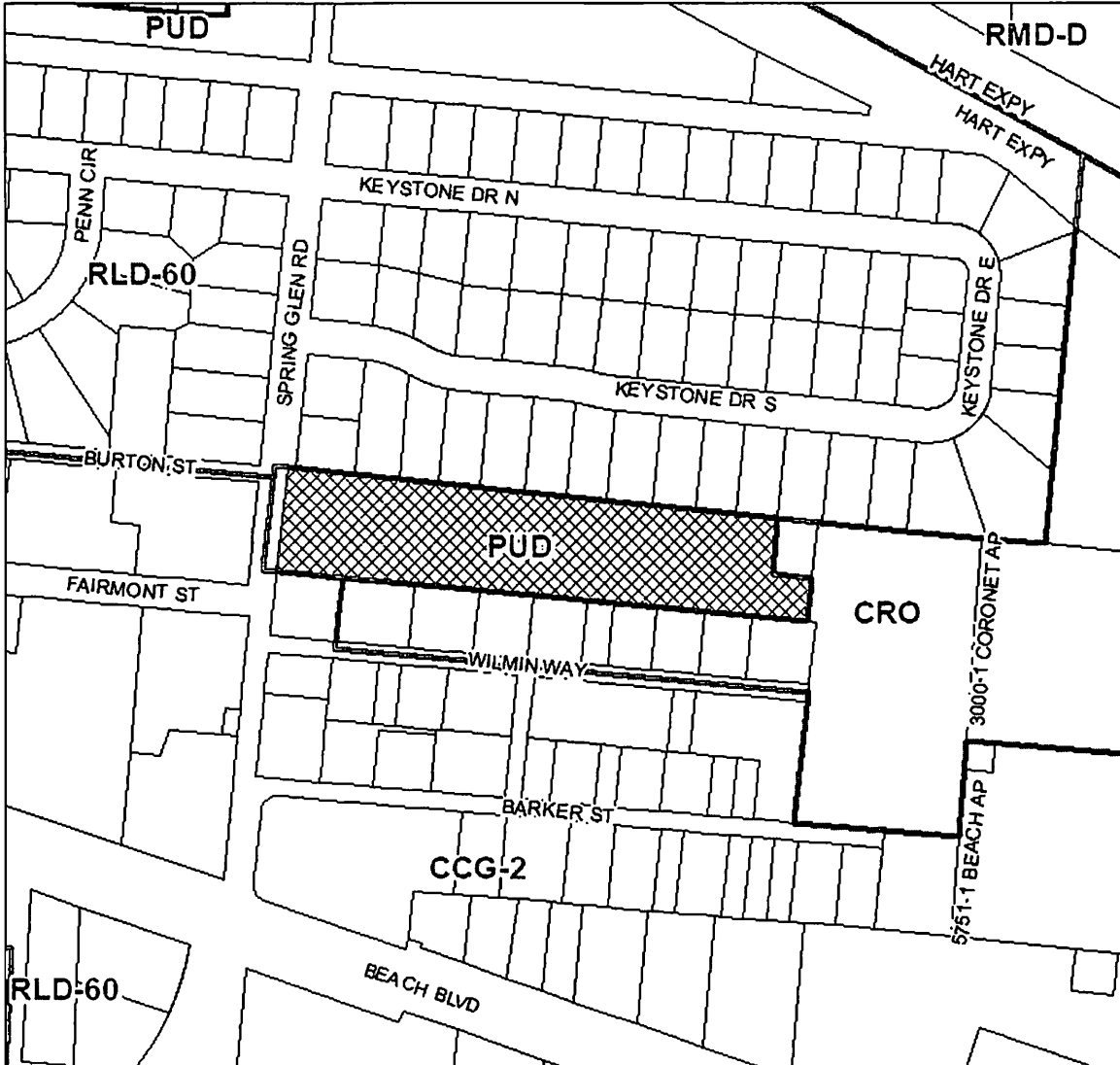
View of neighboring residential, located north of the subject property.

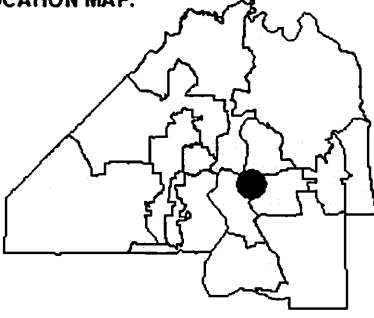
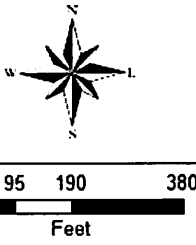
Figure D:



Source: Planning & Development Department, 4/13/2022

View of neighboring residential, located west of the subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>5</p>
<p>TRACKING NUMBER</p> <p>T-2022-4009</p>		<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>



ONE CITY. ONE
JACKSONVILLE.

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

MEMORANDUM

DATE: April 13, 2022

TO: Kaysie Cox, City Planner II
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Memorandum 2022-0199

Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

ADA compliant sidewalk meeting clear zone requirements shall be installed on the Spring Glen Road or the developer can apply to pay into the In-Lieu Sidewalk fund. If the In-Lieu Sidewalk Fund application is disapproved and the sidewalk will not fit in the right of way, a sidewalk easement shall be granted to the City so the public can use the sidewalk and it can be maintained.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # N/A **Staff Sign-Off/Date** KPC / 03/03/2022
Filing Date N/A **Number of Signs to Post** 1
Hearing Dates:
1st City Council N/A **Planning Commission** N/A
Land Use & Zoning N/A **2nd City Council** N/A
Neighborhood Association ST NICHOLAS BUSINESS ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 4009 **Application Status** SUFFICIENT
Date Started 01/08/2022 **Date Submitted** 01/08/2022

General Information On Applicant

Last Name DUGGAN **First Name** WYMAN **Middle Name** R
Company Name
 ROGERS TOWERS, P.A.
Mailing Address
 1301 RIVERPLACE BOULEVARD, SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043983911 **Fax** 9043960663 **Email** WDUGGAN@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name
 EKS HOLDINGS LLC
Mailing Address
 5337 BEACH BOULEVARD
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2003-1184-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 135080 0000	5	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) 3.60

Development Number

Proposed PUD Name SEGARS TRAINING FACILITY PUD - 2022

Justification For Rezoning Application

TO MODIFY SOME OF THE DEVELOPMENT STANDARDS APPROVED BY ORD. 2003-1184-E.
 NO CHANGE IN PERMITTED USES.

Location Of Property

General Location

SPRING GLEN

House #	Street Name, Type and Direction	Zip Code
0	SPRING GLEN RD	32207

Between Streets

WILMIN WAY and KEYSTONE DRIVE S

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

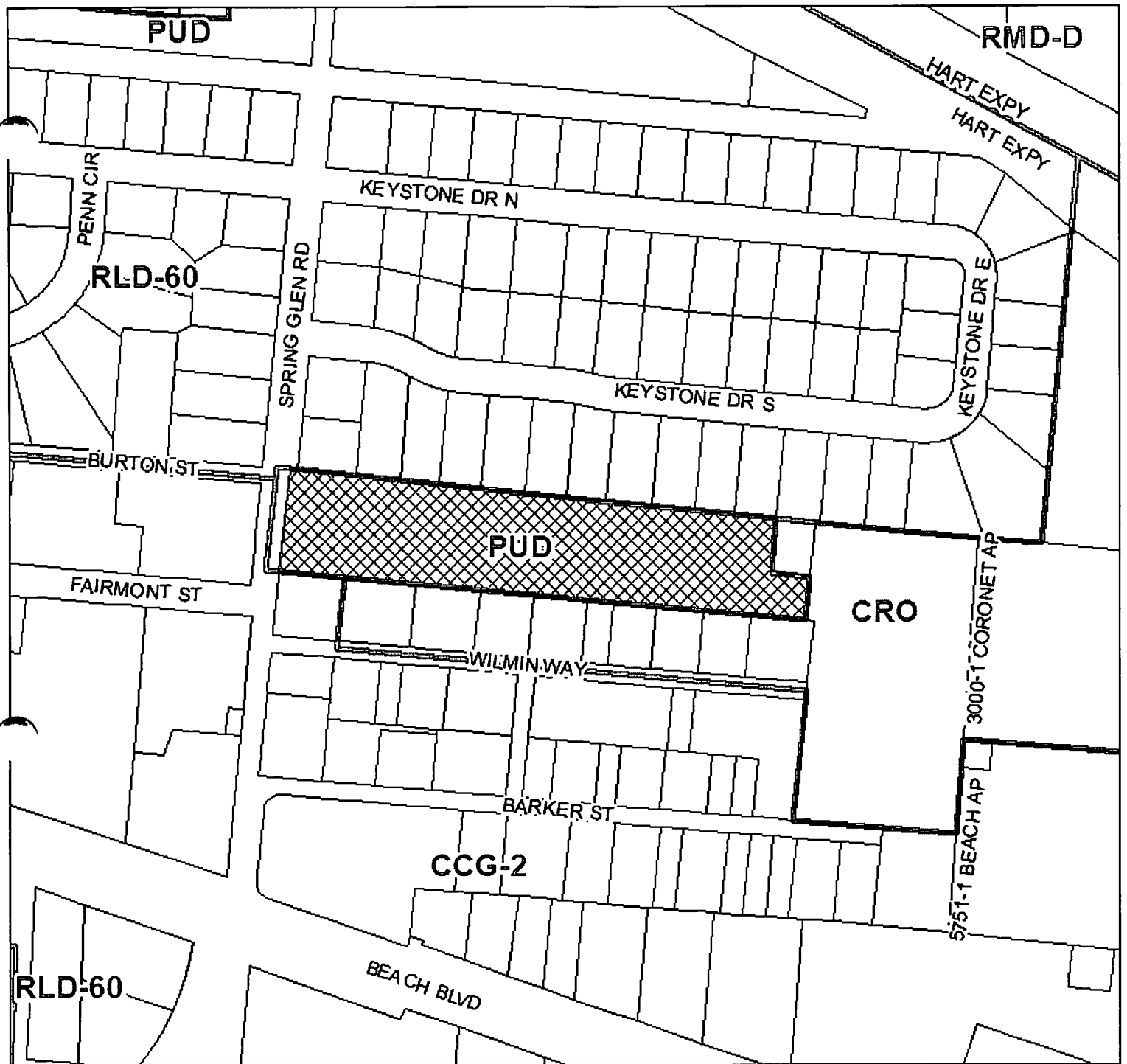
- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
3.60 Acres @ \$10.00 /acre: \$40.00
- 3) Plus Notification Costs Per Addressee**
74 Notifications @ \$7.00 /each: \$518.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,827.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT "A"
LEGAL DESCRIPTION

That certain piece, parcel or tract of land, lying in and being a part of the North one half of the West one half of lot 26, Diven's Subdivision, according to the plat thereof, recorded in Deed Book AH page 709 of the former public records of Duval County, Florida, being more particularly described as follows:

BEGIN at the Southwest corner of Lot 25, Keystone Unit No. 2, according to the plat thereof, recorded in Plat Book 26 page 2 of the public records of said County; thence South 05 degrees 05 minutes 00 seconds West along the Westerly line of the lands described in Official Records Volume 3957 page 902, a distance of 86.72 feet to the Southwest corner of said lands; thence South 85 degrees 05 minutes 05 seconds East along the Southerly line of said lands, and continuing along the Northerly line of the lands described in Official Records Volume 3957 page 901 of said public records, a distance of 72.29 feet; thence South 04 degrees 42 minutes 20 seconds West along the Easterly line of said lands, 86.94 feet to the Northerly line of Barker's Subdivision at Spring Glen, according to the plat thereof, recorded in Plat Book 6 page 13 of said public records; thence North 85 degrees 18 minutes 22 seconds West along said Northerly line, 940.00 feet to the Northwest corner of said subdivision; thence North 04 degrees 49 minutes 36 seconds East along the Easterly right of way line of Spring Glen Avenue (a 30 foot right of way), 179.83 feet to its intersection with the Westerly extension of the Southerly line of said Keystone Unit No. 2, said point lying 15 feet westerly of the Southwest corner of Lot 36 of said Keystone Unit No. 2; thence South 84 degrees 55 minutes 00 seconds East along said extension, and continue along the Southerly line of said Keystone Unit No. 2, 867.92 feet to the POINT OF BEGINNING, containing 3.668 acres (159,769 square feet) more or less, being the same lands as described in Official Records Volume 5942 page 33 (parcel 5) of said public records.

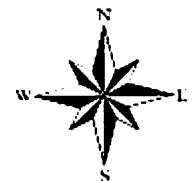
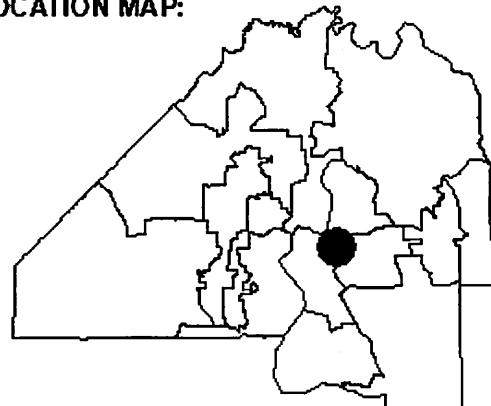


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



0 95 190 380



Feet

COUNCIL DISTRICT:

5

TRACKING NUMBER

T-2022-4009

**EXHIBIT 2
PAGE 1 OF 1**

SEGARS TRAINING FACILITY PUD - 2022
Written Description

Date: February 25, 2022
Real Estate Number: 135080-0000
Current Zoning District: PUD
Current Land Use Designation: BP

I. SUMMARY DESCRIPTION OF THE PLAN

The owner proposes to rezone approximately 3.6 acres of property (the "Property") from PUD (Ordinance 2003-1184-E) to PUD. The Property is located on Spring Glen Road, about three blocks north of Beach Boulevard.

The existing PUD was approved for the development of an industrial vocational training facility for automotive transmission repair technicians; fabrication and assembly of components for transmissions, and light re-manufacturing of transmissions and similar components for installation at offsite automotive repair facilities; completely enclosed in a building. The Property is part of the former Mike Shad Ford site on Beach Boulevard and was used for overflow parking and vehicle storage in connection with the operation of the Mike Shad Ford dealership on the Property. The Property is more particularly described in the legal description attached as Exhibit "1." The westerly part of the Property is currently paved; the easterly portion of the Property is vacant and undisturbed.

This PUD application seeks to modify some of the development standards of the existing PUD, but does not modify any permitted uses.

The surrounding zoning and land uses include:

DIRECTION	ZONING	LAND USE
North	RLD-60	LDR
South	CRO, CGC-2	RPI, CGC
East	CRO	RPI
West	CGC-2	CGC

II. PUD DEVELOPMENT CRITERIA

1. Permitted Uses and Structures:

- a. All types of professional and business offices;

b. Vocational, technical, trade or industrial schools, including the proposed industrial training facility for automotive repair technicians;

c. Warehousing and storage, wholesaling, distribution, light manufacturing, fabrication, assembling of components and similar uses, including the proposed facility for fabrication and assembly of components for transmissions, and light re-manufacturing of transmissions and automotive parts for installation at offsite automotive repair facilities; and

d. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code

2. Limitations on Permitted Uses.

a. All activities shall be conducted within an enclosed building;

b. No outside or open storage or similar activities;

c. A five (5) foot landscaped area shall be installed along the west side of the Property along Spring Glen Road (excluding paved entrance area).

d. Motor vehicles shall not be repaired on the Property.

e. A small portion of the Property (along the southerly boundary) is located within the 200' wellhead protection buffer area for water well J238. The portion of the Property within the buffer area shall not be used for site retention, HazMat storage area, or uses identified in 366.608, City Ordinance Code.

3. Access, Minimum Lot and Building Requirements, Maximum Square Footage:

Minimum Lot Area and Width	None
Minimum Building Setback Requirements	20 feet
Maximum Height	35 feet, however height may be increased where required side yards are increased by one foot for each three (3) feet in building height
Maximum Lot Coverage	35%
Maximum Square Footage of Improvements	46,000 square feet
Impervious Surface Ratio	85%

III. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

1. **Vehicular Access:** The Property will have one (1) access point, approximately in the location of the current access as shown on the Site Plan. The access may be shifted either north or south subject to the review and approval of the City traffic engineer and the City Planning and Development Department.

2. **Temporary Uses.** Temporary construction trailer(s) shall be allowed to be placed on site and moved throughout the site as necessary.

3. **Sidewalks, Trails and Bikeways:** No sidewalk will be required along Spring Glen Road as there is not sufficient public right of way.

4. **Architectural Design:** Buildings, structures and signage shall be aesthetically compatible within the PUD. Metal or painted plain concrete block buildings shall be allowed. Dumpsters shall not require substantially opaque enclosures as they will be located at least two hundred (200) feet from Spring Glen Road. Site lighting may include motion sensitive security lighting. Lighting will be directed away from residential areas and will be designed to prevent glare and excessive light on adjacent properties.

5. **Parking and Loading Requirements:** A minimum of twenty-three (23) and a maximum of ninety (90) off-street parking spaces will be provided, including ADA required spaces.

6. **Modifications.** Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code.

7. **Landscaping/Buffers:** An uncomplimentary use buffer consisting of a minimum six (6) foot fence with a ten (10) foot landscaped strip will be provided along the northern and southern boundaries of the Property; provided, however, that this buffer may overlap with the building setbacks. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation.

8. **Impact on Wetlands:** The Property has been used for off-site parking and approximately 50% is currently paved. The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District, the Department of Environmental Protection and the U.S. Army Corps of Engineers.

9. **Stormwater Retention:** Stormwater will be treated in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

10. **Utilities:** JEA will provide water, sewer, and electric power to the site.

11. **Signage:** One street frontage sign not exceeding twenty-four (24) square feet and six (6) feet in height. Wall signs and directional signs are permitted as per Section 656.1303, Ordinance Code.

IV. PUD REVIEW CRITERIA

1. Roadways/Consistency with Concurrency and Mobility Management System: The proposed development will comply with the requirements of the concurrency and mobility management system.

2. Internal Compatibility: The site plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

3. External Compatibility / Intensity of Development: The surrounding property uses include commercial property zoned for intense commercial uses and CRO uses. An uncomplimentary use buffer consisting of a minimum six (6) foot fence with a ten (10) foot landscaped strip will be provided along the northern and southern boundaries of the Property; provided, however, that this buffer may overlap with the building setbacks. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation. All activities on the site will be conducted within fully enclosed buildings. As a result, the proposed uses are compatible in both intensity and density with these surrounding zoning districts.

4. Consistency with Comprehensive Plan. The proposed uses and activities on the Property were previously found to be consistent with the Comprehensive Plan in connection with the approval of the existing PUD Ordinance 2003-1184-E.

5. Off-street Parking and Loading Requirements. A minimum of twenty-three (23) and a maximum of ninety (90) off-street parking spaces will be provided, including ADA required spaces.

6. Sidewalks, Trails and Bikeways: No sidewalk will be required along Spring Glen Road as there is not sufficient public right of way.

V. ADDITIONAL § 656.341 DATA

A. Professional Consultants: Planner and engineer: S. Johnson Consultants, Inc. Developer: EKS Holdings, LLC.

B. Differences from the Usual Application of the Zoning Code: The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property.

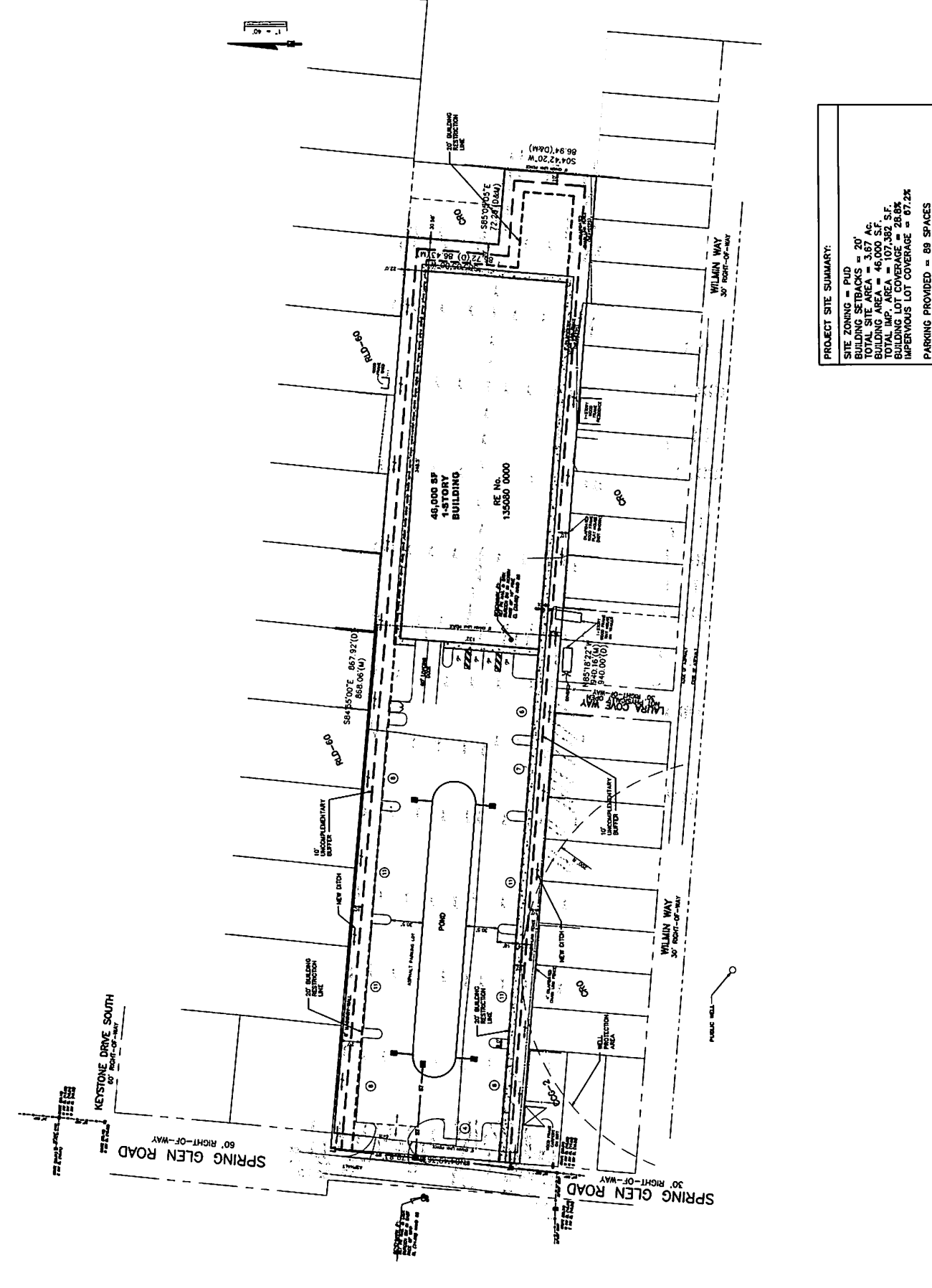
C. Land Coverage of All Buildings and Structures/Nonresidential Floor Area: The impervious surface ratio will not exceed 85%.

D. Amount of Public and Private Rights of Way: The internal circulation drives will remain private.

TRANSMISSION REPAIR BUILDING
 FOR
 CUSTOM BUILDERS
 JACKSONVILLE, FLORIDA
 PRELIMINARY SITE PLAN

DESIGNED BY: S. JOHNSON
 CHECKED BY: S. JOHNSON
 DRAWN BY: S. JOHNSON
 DATE: FEBRUARY 22, 2022
 PROJECT NO.: 21-1002

SJC S. JOHNSON CONSULTANTS, INC.
 CIVIL ENGINEERS
 6515 Poppendale Way, Suite 401, Jacksonville, Florida 32256
 Phone: (904) 271-1888
 Fax: (904) 271-1888
 Email: sjc@sjcinc.com



PROJECT SITE SUMMARY:
 SITE ZONING = PUD
 BUILDING SETBACKS = 20'
 TOTAL SITE AREA = 3.67 AC.
 BUILDING AREA = 46,000 S.F.
 TOTAL PAVEMENT AREA = 10,580 S.F.
 BUILDING LOT COVERAGE = 26.85%
 IMPERVIOUS LOT COVERAGE = 67.25%
 PARKING PROVIDED = 89 SPACES

EXHIBIT F

PUD Name

Land Use Table

Total gross acreage

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

Acres

%

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

Sq. Ft.

%



Availability Letter

Scott Johnson

7/26/2021

S. Johnson Consultants

8515 Baymeadows Way, Ste 401

Jacksonville, Florida 32256

Project Name: Transmission Repair Shop

Availability #: 2021-3171

Attn: Scott Johnson

Thank you for your inquiry regarding the availability of Electric, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:


https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

 Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-3171

Request Received On: 7/14/2021

Availability Response: 7/26/2021

Prepared by: Roderick Jackson

Expiration Date: 07/27/2023

Project Information

Name: Transmission Repair Shop

Address:

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 1200

Parcel Number: 135063 0500

Location: Corner of Fairmont St. and Spring Glen

Description: New 38,000 SF Building with 80 employees.

Potable Water Connection

Water Treatment Grid: South Grid

Connection Point #1: Ex 8-inch water main within the Fairmount St ROW

Connection Point #2: Ex 8-inch water main within the Spring Glen Rd ROW

Connection point not reviewed for site fire protection requirements. Private fire protection

Water Special Conditions: analysis is required. For the estimated cost of connecting to JEA submit a request to special estimate within Sages under step 2 after obtaining approved plans from JEA development.

Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Ex 4-inch sewer force main within the Fairmount St ROW

Connection Point #2: Ex 4-inch sewer force main within the Spring Glen Rd ROW

Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through the JEA Sages program by entering your availability number and accessing the project portal. If needed, a

Sewer Special Conditions: development meeting can be scheduled prior to submitting a plan set. Request development

meeting through the JEA Sages program by entering your availability number and accessing the project portal. Development Meeting, Force Main Connection Pressure Letter and Plan Submittal requests can be made within Step 2 of the project portal.

**Reclaimed Water
Connection**

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions: