

Daniel Blanchard	Absent
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2020-0605 TO
PLANNED UNIT DEVELOPMENT

NOVEMBER 5, 2020

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2020-0605** to Planned Unit Development.

Location: 0 Salisbury Road
Between Belfort Road and Salisbury Road

Real Estate Number: 152577-0050

Current Zoning District: Industrial Business Park (IBP)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Business Park (BP)

Proposed Land Use Category: Light Industrial (LI)

Planning District: Southeast, District 3

Applicant/Agent: Thomas Ingram, Esq.
Sodl and Ingram PLLC
233 E. Bay Street, Suite 1113
Jacksonville, FL 32202

Owner: Lewis Ritter
Paradigm Holdings of Florida LLC
8825 Perimeter PK Blvd STE 104
Jacksonville, FL 32216

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2020-0605** seeks to rezone approximately 5.29± acres of land from Industrial Business Park (IBP) to Planned Unit Development (PUD). The rezoning is being sought in order to allow for outside storage uses as a primary use, in addition to those uses normally allowed in the IBP zoning district.

There is a companion Small Scale Land Use Amendment, 2020-0604 (L-5470-20C) that seeks to amend the land use on the property from Business Park (BP) to Light Industrial (LI).

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. The Planning and Development Department finds that the subject property is located in the Business Park (BP) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Semi-Annual Land Use Amendment to the Future Land Use Map Series L-5470-20C (Ordinance 2020-0604) that seeks to amend the portion of the site that is within the Business Park (BP) land use category to Light Industrial (LI). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5470-20C be approved.

The site is located within the Business Park (BP) land use category, within the Urban Development Area (UA). The rezoning ordinance is companion to a land use amendment (Ordinance 2020-604) which seeks to amend the land use designation to Light Industrial (LI).

According to the Category Description of the Future Land Use Element (FLUE), the BP Future Land Use category is intended to accommodate commercial office and light industrial uses. Commercial offices should comprise the majority of the category land area, while service, major institutional and light industrial uses constitute the remaining land area. Residential uses are also permitted in appropriate locations as identified under the Development Area uses.

The L I Future Land Use Category is intended to provide for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial on residential areas such as noise, odor, toxic chemicals and wastes. Generally, light assembly, manufacturing, packing, processing, and storage/warehousing are principal uses in this category.

The proposed PUD would allow for outside storage uses which is consistent with the proposed LI land use category. The other uses proposed in the PUD written description are consistent with the IBP zoning district and the proposed LI land use category.

Therefore, 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. A description of the category is noted below.

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

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

Future Land Use Element (FLUE):

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 proposed site is located within the Urban Area and will be served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.

Objective 3.2

Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas. Plan and have an adverse impact on adjoining or nearby uses. Consider office and high density residential development as a viable alternative in land use reviews.

Airport Environment Zone

The site is located within the 500 foot Height and Hazard Zone for the Naval Air Station Jacksonville. Zoning will limit development to a maximum height of less than 500', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

The subject property will have to meet all the requirements in order to comply with Objective 2.5.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low, medium and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Policy 1.2.6

The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

(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 categories as identified in the Future Land Use Map series (FLUMs): Business Park (BP). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5470-20C (Ordinance 2020-0604) that seeks to amend the portion of land that is within the Business Park (BP) land use category to Light Industrial (LI). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. Therefore, the applicant/agent/owner will need to apply for Concurrency/Mobility for this proposed project prior to permitting/plan submittal with the City of Jacksonville.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcel to allow for outside storage uses as a primary use, in addition to those uses normally allowed in the IBP zoning district. 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: For outside storage uses, a building or a 95 percent opaque fence, having a minimum of six (6) feet in height and a maximum of nine (9) feet in height, will screen the outside storage use from surrounding properties except for opening(s) as may be required at ingress and egress points. Outside storage areas shall not be considered parking areas. No separate parking areas for vehicles are required appurtenant to an outside storage use where such outside storage use is the primary (not accessory) use. Development shall otherwise comply with Part 12 of the Zoning Code.

The treatment of pedestrian ways: No pedestrian access is anticipated to the property. The Project will comply with the applicable requirements of the Zoning Code, 2030 Comprehensive Plan, and Land Development Procedures Manual regarding the provision of sidewalks. However, note that this property has no public road frontage and is not a residential use; therefore, no sidewalk is required.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, vehicular access will be provided via a private easement connecting to Salisbury Road.

AC Skinner Parkway (State Route 13), from Belfort Road to Southside Boulevard (State Route 115), is the directly accessed unclassified roadway in the vicinity. AC Skinner Parkway is a 4-lane divided unclassified roadway functioning similar to a minor arterial in this vicinity and is currently operating at 17.24% of capacity. This AC Skinner Parkway segment has a maximum daily capacity of 35,721 vpd and a 2018 daily traffic volume of 6,160 vpd.

Belfort Road, from AC Skinner Parkway to J Turner Boulevard (State Route 202), is another directly accessed functionally classified roadway in the vicinity. Belfort Road is a 4-lane divided collector in the vicinity and is currently operating at 49.47% of capacity. This Belfort Road segment has a maximum daily capacity of 35,154 vpd and a 2018 daily traffic volume of 17,391 vpd.

This development is for 196,120 SQFT of ITE Code 842 Recreational Vehicle Sales, which would generate 980 vpd.

This development is subject to mobility fee review.

(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 type, number and location of surrounding external uses: The property is currently vacant, and is in the Salisbury Road corridor, south of J. Turner Butler Boulevard and parallel with I-95. This area has been primarily developed with a mixture of office and light industrial uses. The adjacent property to the east is currently used as a dog park, and the property to the west is an office building used as a college. An electrical contractor and associated outside storage area is to the south, and office and flex space is in place to the north.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	BP	IBP	Office Space
South	LI	IL	Warehouse/ Storage
East	BP	PUD: 2007-0512	Dog Park
West	BP	IBP	Warehouse

(6) Intensity of Development

The proposed development is consistent with the LI 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 October 16, 2020, JEA Availability Number 2020-2127 was issued on 07/01/2020 for the proposed development for 300 gpd. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The property is located on the east side of I-95 and south of Belfort Road.

(7) Usable open spaces plazas, recreation areas.

The PUD will not include recreational uses.

(8) Impact on wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located

within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size:

0.97 Acres

General Location(s):

Northeastern portion of the site

Quality/Functional
Value:

The wetlands of the site are manmade. They were created by land grading and removal of land surface down close to and below the high water table. There are two wetland types; a freshwater marsh (6410) and a mixed wetland hardwoods (6170). The freshwater marsh (0.15 of an acre) was a pond created by excavation below the water table. The pond became a freshwater marsh by natural eutrophication. The mixed wetland hardwoods (0.82 of an acre) was created by removal of land down to the high water table thereby allowing wetland vegetation to establish itself. The present mixed wetland hardwoods was established by natural succession.

The wetlands of the site have a low functional value for water filtration attenuation and flood water storage capacity due to its isolation and size.

Soil Types/
Characteristics:

Arents – nearly level. These soils are manmade either by land grading, filling and/or excavation thereby destroying the original natural soil's pedon. In this particular land use amendment application site the property was used for soil/earth mining.

Wetland Category:

Category III

Consistency of
Permitted Uses:

All permitted uses. Must meet CCME Policies 4.1.3 and 4.1.6

Environmental Resource
Permit (ERP):

Not provided by the applicant

Wetlands Impact:

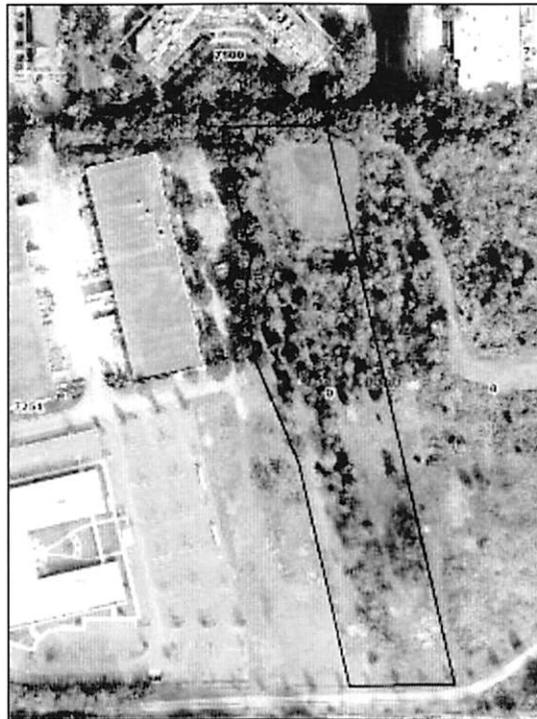
Site plan review will require consistency with the Comprehensive Plan policies. Any future

development impacting wetlands will require permits and mitigation by the St. Johns River Water Management District.

Associated Impacts: None

Relevant Policies: CCME Policies 4.1.3 and 4.1.6 – see below

For more information regarding Conservation/Coastal Management Element, please see the attached memo from Community Planning Division.



(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.

Parking shall be in accordance with Part 6 of the Zoning Code. Outside storage areas shall not be considered parking areas.

(11) Sidewalks, trails, and bikeways

No pedestrian access is anticipated to the property.

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.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 20, 2020** 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 **2020-0605** be **APPROVED** with the following exhibits:

- The original legal description dated August 27, 2020.**
- The original written description dated September 10, 2020.**
- The original site plan dated June 12, 2020.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2020-0605** be **APPROVED**.



Source: JaxGIS

Aerial View



View of the Subject Property

Source: Planning & Development Dept.
Date: October 20, 2020



View of Entrance to Property from Salisbury Road

Source: Planning & Development Dept.

Date: October 20, 2020



View of Property to the East

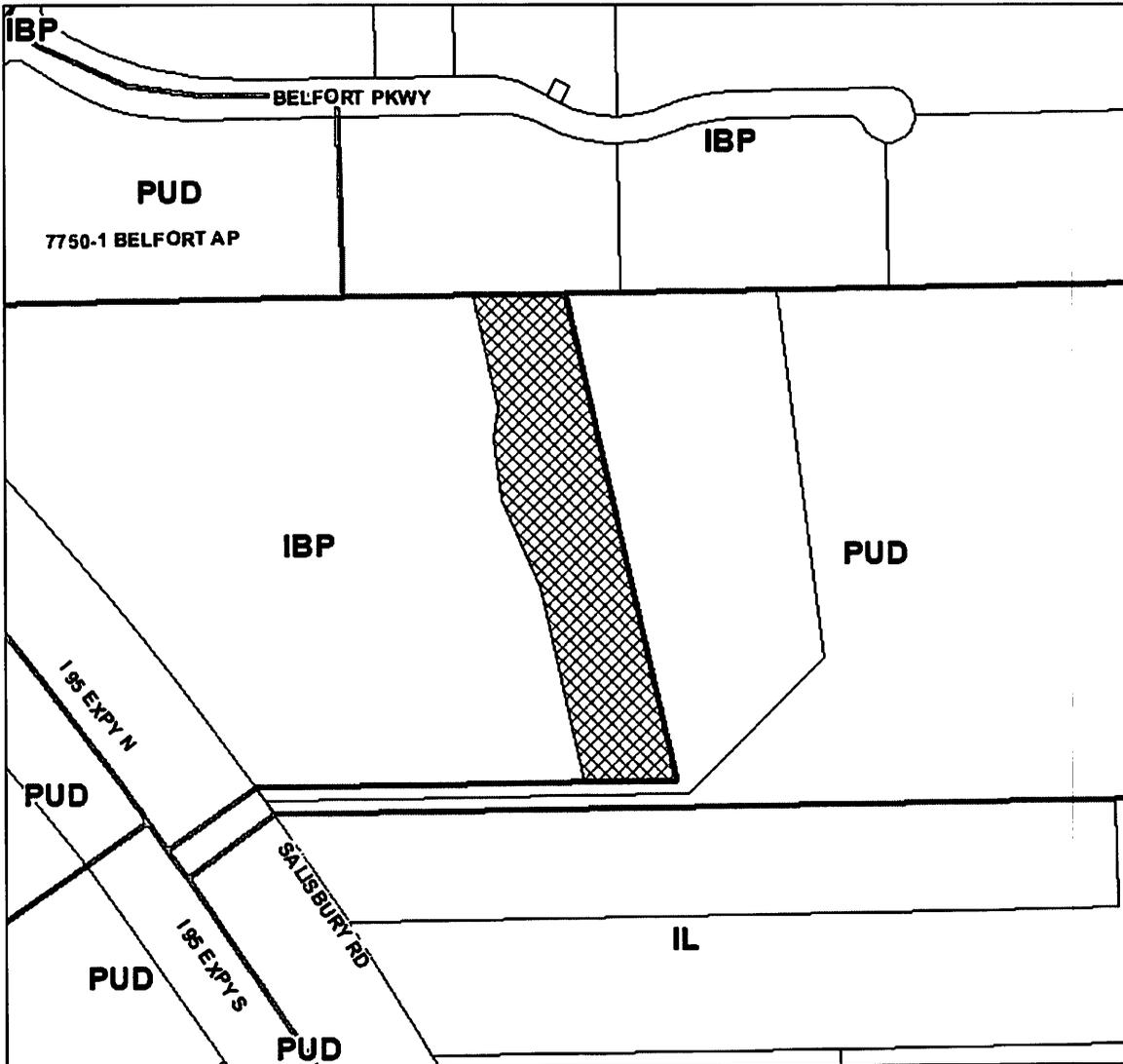
Source: Planning & Development Dept.

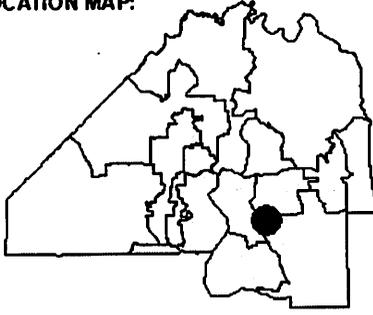
Date: October 20, 2020



View of Property to the West

Source: GoogleMaps



<p>REQUEST SOUGHT:</p> <p>FROM: IBP</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 120 240 480 Feet</p> <p>COUNCIL DISTRICT: 11</p>
<p>ORDINANCE NUMBER ORD-2020-0605</p>	<p>TRACKING NUMBER T-2020-3078</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

DATE: 10/20/2020

TO: Erin Abney
City Planner II

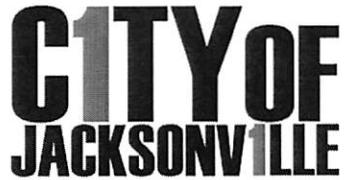
FROM: Soliman Peter Salem
City Planner Supervisor

SUBJECT: TRANSPORTATION REVIEW OF 2020-0605 PARADIGM PUD

AC Skinner Parkway (State Route 13), from Belfort Road to Southside Boulevard (State Route 115), is the directly accessed unclassified roadway in the vicinity. AC Skinner Parkway is a 4-lane divided unclassified roadway functioning similar to a minor arterial in this vicinity and is currently operating at 17.24% of capacity. This AC Skinner Parkway segment has a maximum daily capacity of 35,721 vpd and a 2018 daily traffic volume of 6,160 vpd.

Belfort Road, from AC Skinner Parkway to J Turner Boulevard (State Route 202), is another directly accessed functionally classified roadway in the vicinity. Belfort Road is a 4-lane divided collector in the vicinity and is currently operating at 49.47% of capacity. This Belfort Road segment has a maximum daily capacity of 35,154 vpd and a 2018 daily traffic volume of 17,391 vpd.

PLANNING AND DEVELOPMENT DEPARTMENT



This development is for 196,120 SQFT of ITE Code 842 Recreational Vehicle Sales, which would generate 980 vpd.

Transportation Planning Division comments to be included in staff report:

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.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2020-0605 **Staff Sign-Off/Date** ELA / 10/13/2020

Filing Date 10/13/2020 **Number of Signs to Post** 1

Hearing Dates:

1st City Council 11/10/2020 **Planning Commission** 11/05/2020

Land Use & Zoning 11/17/2020 **2nd City Council** 11/24/2020

Neighborhood Association BAYMEADOWS COMMUNITY COUNCIL

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3078

Application Status FILED COMPLETE

Date Started 08/25/2020

Date Submitted 08/25/2020

General Information On Applicant

Last Name	First Name	Middle Name
INGRAM	THOMAS	O

Company Name
SODL AND INGRAM PLLC

Mailing Address
233 E BAY STREET, SUITE 1113

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
9046129179		THOMAS.INGRAM@SI-LAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
RITTER	LEWIS	"LEVI"

Company/Trust Name
PARADIGM HOLDINGS OF FLORIDA LLC

Mailing Address
C/O ALTERRA GROUP, 8825 PERIMETER PK BLVD STE 104

City	State	Zip Code
JACKSONVILLE	FL	32216

Phone	Fax	Email
9043090134		LRITTER@ALTERRAGROUP.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	152577 0050	11	3	IBP	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 #**

5470

Total Land Area (Nearest 1/100th of an Acre) 5.29**Development Number****Proposed PUD Name** PARADIGM PUD**Justification For Rezoning Application**

THE REQUESTED APPLICATION WOULD ALLOW FOR OUTSIDE STORAGE USES AS A PRIMARY USE, IN ADDITION TO USES NORMALLY ALLOWED IN THE IBP ZONING DISTRICT. PLEASE SEE WRITTEN DESCRIPTION.

Location Of Property**General Location**

SALISBURY ROAD, 1500 FT SOUTH OF BELFORT ROAD (SOUTH OF I-95)

House #

0

Street Name, Type and Direction

SALISBURY RD

Zip Code

32256

Between Streets

and

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

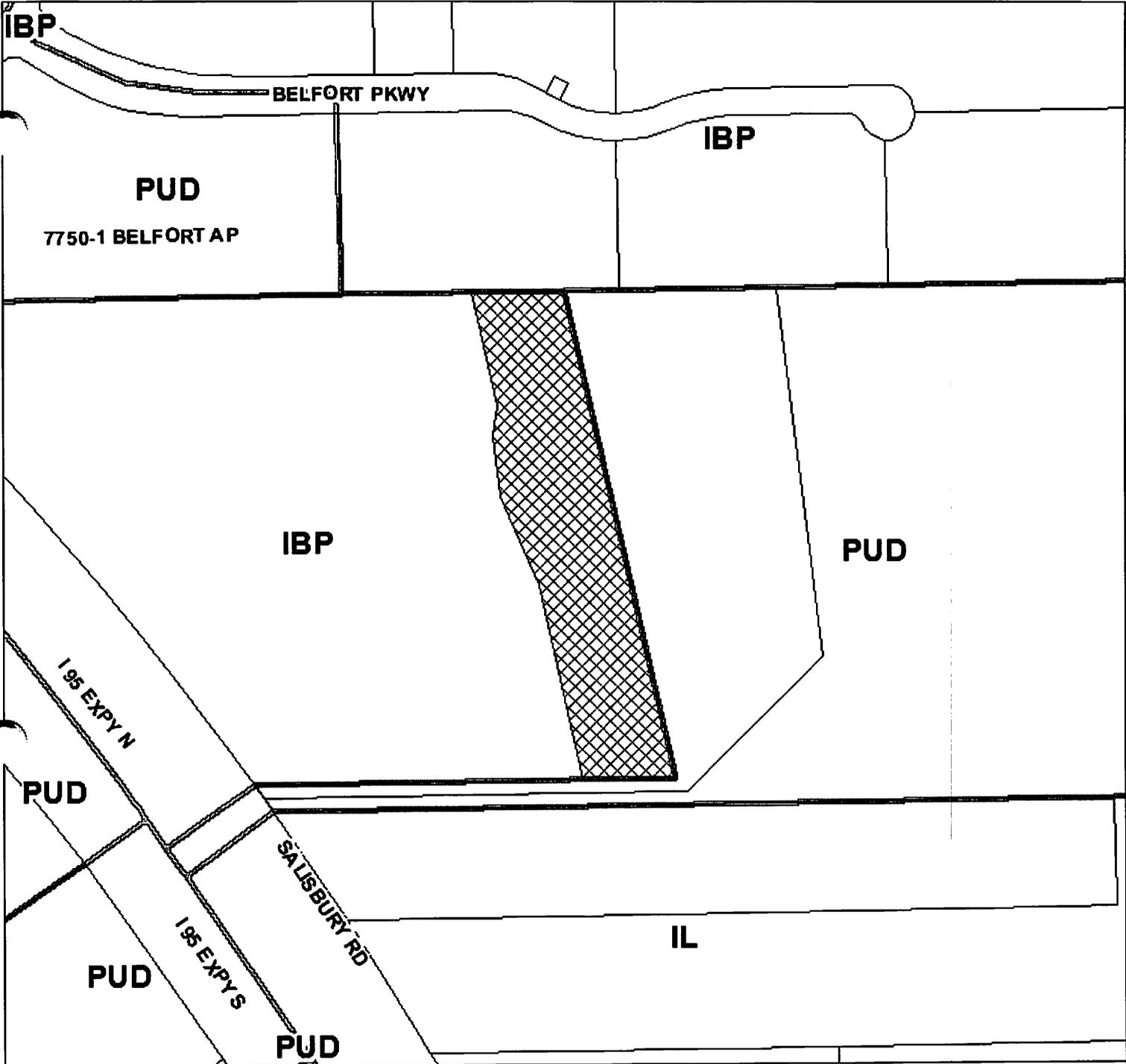
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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**
5.29 Acres @ \$10.00 /acre: \$60.00
- 3) Plus Notification Costs Per Addressee**
9 Notifications @ \$7.00 /each: \$63.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,392.00

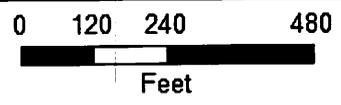
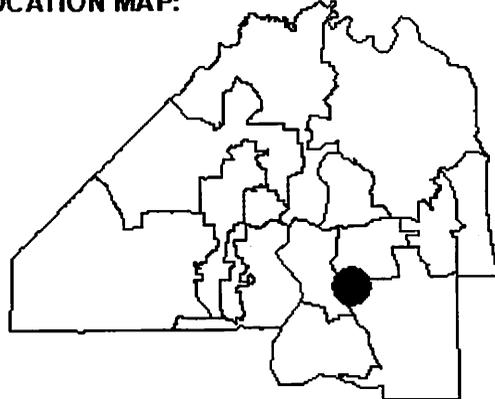
NOTE: Advertising Costs To Be Billed to Owner/Agent



REQUEST SOUGHT:

FROM: IBP
TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:
11

TRACKING NUMBER

T-2020-3078

Legal Description

A PORTION OF THE FRANCIS GOODWIN GRANT, SECTION 51, TOWNSHIP 3 SOUTH, RANGE 27 EAST, JACKSONVILLE DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BELFORT ROAD EXTENSION PARCEL B, (A 100 FOOT RIGHT OF WAY) AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS VOLUME 6238, PAGE 1331 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF SALISBURY ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); RUN THENCE SOUTH 41 DEGREES 56 MINUTES 34 SECONDS EAST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 175.00 FEET TO A POINT LYING ON THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS VOLUME 676, PAGE 122, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; RUN THENCE NORTH 89 DEGREES 01 MINUTES 45 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 676, PAGE 122, A DISTANCE OF 1,367.95 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE SOUTH 12 DEGREES 42 MINUTES 20 SECONDS EAST, A DISTANCE OF 255.34 FEET; RUN THENCE SOUTH 09 DEGREES 07 MINUTES 45 SECONDS WEST, A DISTANCE OF 67.22 FEET; RUN THENCE SOUTH 06 DEGREES 39 MINUTES 36 SECONDS EAST, A DISTANCE OF 134.49 FEET; RUN THENCE SOUTH 23 DEGREES 09 MINUTES 10 SECONDS EAST, A DISTANCE OF 215.99 FEET; RUN THENCE SOUTH 12 DEGREES 42 MINUTES 20 SECONDS EAST, A DISTANCE OF 440.93 FEET; RUN THENCE NORTH 89 DEGREES 10 MINUTES 10 SECONDS EAST, PARALLEL TO AND 60.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF PREVIOUSLY MENTIONED OFFICIAL RECORDS VOLUME 676, PAGE 122, WHEN MEASURED AT RIGHT ANGLES THERETO, A DISTANCE OF 204.37 FEET; RUN THENCE NORTH 12 DEGREES 42 MINUTES 20 SECONDS WEST, A DISTANCE OF 1105.32 FEET TO A POINT ON AFORESAID NORTHERLY LINE OF OFFICIAL RECORDS VOLUME 676, PAGE 122; RUN THENCE SOUTH 89 DEGREES 01 MINUTES 45 SECONDS WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 204.27 FEET TO THE POINT OF BEGINNING.

Parcel Identification No.: 152577-0050

Paradigm PUD
Written Description
September 10, 2020

Summary:

The purpose of this application is to allow for outside storage uses as a primary use, in addition to those uses normally allowed in the IBP zoning district. The proposed allowable uses and development criteria are based upon a variation of the IBP zoning district.

The property is currently vacant, and is in the Salisbury Road corridor, south of J. Turner Butler Boulevard and parallel with I-95. Wetlands areas east of this corridor have limited connectivity to other areas to the east, and I-95 has prevented connectivity to the west. This area has been primarily developed with a mixture of office and light industrial uses. The adjacent property to the east is currently used as a dog park, and the property to the west is an office building used as a college. An electrical contractor and associated outside storage area is to the south, and office and flex space is in place to the north. The dog park was rezoned to allow for workforce housing in 2007, under Ordinance 2007-512-E. The property was previously used as a municipal solid waste facility.

A Conceptual Site Plan is included with this application for outside storage uses and with access to Salisbury Road using an existing, approximately 60 foot wide access and utility easement. Other uses allowed under this PUD would be allowed, subject to a Minor Modification to amend the site plan and subject to approval of an additional waiver of road frontage for such use.

A. Permitted Uses and Structures. (compare IBP District, § 656.321)

1. Medical and dental or chiropractor offices and clinics.
2. Intentionally Omitted.¹
3. Professional Offices.
4. Business offices.
5. Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.
6. Union halls.
7. Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.
8. Manufacturer's agents and display rooms, and building trades contractors, including outside storage yards, if storage is enclosed within a structure or if not within an enclosed structure, such outside storage is visually screened by a six-foot fence or wall not less than 95 percent opaque.²
9. Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.

¹ § 656.321(a)(2) allows hospitals by right but is omitted from this PUD as a permitted use.

² Outside storage limitations for such uses in § 656.321(a)(8) not included in this PUD.

10. Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
11. Vocational, technical, business, trade or industrial schools and similar uses.
12. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
13. Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.
14. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
15. Outside storage of vehicles, trailers, equipment, machinery or other heavy construction equipment, provided that such storage area shall be screened on all sides by a building or by a minimum six foot high fence (maximum nine feet) having at least 95% opacity.³
16. Fitness and sports centers, indoor or outdoor, including outdoor sports.⁴
17. Animal hospitals, veterinary clinics, animal boarding places, dog parks.⁵
18. Plant nurseries, with or without retail sales.⁶

B. Permitted Accessory Uses. See Section 656.403 (Jacksonville Zoning Code Sept. 10, 2020).

C. Permissible uses by exception.

1. Retail sales and service of alcoholic beverages for on-premises consumption, not to exceed 25 percent of the building of which it is a part or 40 seats whichever is greater.
2. Day care centers or care centers meeting the performance standards and criteria set forth in Part 4.
3. Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
4. Retail sales of all types of merchandise, service establishments including restaurants, and the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption or both. The aforementioned shall not exceed 50 percent of the building of which it is a part.

D. Minimum lot requirements (width and area). None, except as set forth in Chapter 656, Part 4 for certain uses.

E. Maximum lot coverage by all buildings and structures. 65 percent, except as otherwise required for certain uses. Maximum impervious surface ratio is 85%.

F. Minimum yard requirements (for buildings and structures).

³ Outside storage normally allowed in IBP by zoning exception.

⁴ Fitness centers normally allowed in IBP by zoning exception.

⁵ Uses normally allowed in IBP by zoning exception.

⁶ Not normally allowed in IBP zoning.

1. Front – 20 feet
2. Side – 10 feet
3. Rear – 10 feet

G. Maximum building height. 35 feet; provided, however, height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 35 feet. Building height means the vertical distance from the required finished floor to the peak of the roof or parapet. Spires, belfries, cupolas, and chimneys that are not intended for human occupancy shall not count towards height measurement. Other roof-top appurtenance and mechanical equipment not intended for human occupancy may be placed above the roof line provided it is not visible from an adjacent right-of-way.⁷

H. Maximum Residential Density. Not applicable.

I. Accessory Uses. Accessory uses are allowed in accordance with section 656.403, Jacksonville Zoning Code (Sept. 10, 2020).

J. Parking. Parking shall be in accordance with Part 6 of the Zoning Code. Outside storage areas shall not be considered parking areas. No separate parking areas for vehicles are required appurtenant to an outside storage use where such outside storage use is the primary (not accessory) use.

K. Landscaping. For outside storage uses, a building or a 95 percent opaque fence, having a minimum of six (6) feet in height and a maximum of nine (9) feet in height, will screen the outside storage use from surrounding properties except for opening(s) as may be required at ingress and egress points. Outside storage areas shall not be considered parking areas. No separate parking areas for vehicles are required appurtenant to an outside storage use where such outside storage use is the primary (not accessory) use. Development shall otherwise comply with Part 12 of the Zoning Code.

L. Signage. One (1) single-faced monument sign, externally illuminated, not to exceed twenty-four square feet in area and ten (10) feet in height is permitted fronting the easement accessing the property.

M. Differences between Proposed PUD and Zoning Code.

1. Uses were added to and deleted from the IBP zoning district as noted in footnotes above. Most significantly, outside storage is normally allowed as a permitted use in the IL zoning district and by exception in the IBP zoning district. This PUD would allow outside storage as a permitted use.

2. The subject property does not have frontage on a public street or an approved private street. The property is accessed by an easement approximately 60 feet in width containing a stabilized roadway. This PUD application seeks a waiver of the access and road frontage requirements in the Zoning Code (see 656.407).
3. A sign is proposed to front the easement accessing the property.

N. Quantitative Data.

1. Development Team

Owners: Paradigm Holdings of Florida, LLC
c/o Lewis Levi Ritter, Esq.
Alterra Group
8825 Perimeter Park Boulevard, Suite 104
Jacksonville, FL 32216
(904) 309-0134
lritter@alterragroup.com

Developer: Alterra Group
(same contact information as above)

Legal: Sodl & Ingram PLLC
Thomas O. Ingram, Esq.
233 E Bay Street, Suite 1113
Jacksonville, FL 32202
(904) 612-9179
thomas.ingram@si-law.com

2. Site Data Table – See **Exhibit F**

- O. Project Phasing. The applicant anticipates that development will be initiated and completed in one, ten-year phase, but such timing is ultimately dependent upon market conditions.
- P. Operation and Maintenance. The landowner anticipates that it, its successors and assigns will be primarily responsible for operation and maintenance of facilities within the property, subject to existing agreements and covenants relating to the prior use of the property, as such agreements and covenants may be modified from time to time. Should a commercial property owners' association be formed in the future, the property owners' association would be primarily responsible for maintenance of those common facilities not provided, operated or maintained by the City.
- Q. Ingress, Egress and Circulation.

1. **Vehicular Access.** Access will be provided via a private easement connecting to Salisbury Road.
2. **Pedestrian Access.** No pedestrian access is anticipated to the property.

R. **Criteria for Review.**

1. **Consistency with Comprehensive Plan.**

The proposed zoning is consistent with the Comprehensive Plan. The proposed zoning is consistent with and furthers the following Goals, Objectives and Policies:

Future Land Use Element

1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use, pattern, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

2. **Consistency with Concurrency Management System.** The proposed PUD will comply with the City's concurrency ordinance. The developer anticipates using the Mobility Fee to offset mobility impacts, if any. A utility availability letter has been obtained from JEA.
3. **Allocation of Residential Land Use.** Not applicable.
4. **Internal Compatibility/Vehicular Access.** The uses proposed within the Project are compatible with each other. The PUD is intended to allow for integration of multiple uses, vertically and/or horizontally. No incompatible use buffers are required. There is no undue adverse impact on any neighboring use. Any outdoor storage areas will be appropriately screened.
5. **External Compatibility.** The proposed Project is consistent with the existing and planned uses of the surrounding properties, and will not have any avoidable or undue adverse impact on existing or planned surrounding uses. The proposed uses are consistent with the intensity of uses in this area, including the existing electrical contractor, the dog park, and the rear of a building used for postsecondary instruction.
6. **Intensity of Development.** The proposed intensity is consistent with existing uses in the area, including the existing electrical contractor, the dog park, and the rear

of a building used for postsecondary instruction. If developed with outside storage uses, the storage area will be screened from adjacent uses.

7. Usable open spaces, plazas, recreation areas. Not applicable.
8. Impact on Wetlands. There are no wetlands on the Property.
9. Listed Species Regulations. Development of the Project will comply with the Endangered Species Act and other laws concerning the protection of listed species.
10. Off-Street Parking & Loading requirements. See the parking requirements proposed above.
11. Sidewalks, Trails and Bikeways. The Project will comply with the applicable requirements of the Zoning Code, 2030 Comprehensive Plan, and Land Development Procedures Manual regarding the provision of sidewalks. However, note that this property has no public road frontage and is not a residential use; therefore, no sidewalk is required.

S. Development Plan Approval.

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department, identifying all then-existing and proposed uses within the Property, and showing the general layout of the overall Property. In the event of a conflict between the Site Plan and this Written Description, this Written Description shall take precedence.

T. Existing Site Characteristics. The site is currently vacant and was previously used for a city solid waste facility.

U. Property Tax Parcel Numbers.

Tax Parcel ID 152577 0050, 0 Salisbury Road

IBP (office)

204'



GRAPHIC SCALE (In Feet)
1 Inch = 60' ft

P.O.C.
F.O.E.
T.A.S. 11
L.I. N. 41 742341 175.00 (D)

Stabilized outside storage area
Stormwater treatment and spreader swale

IBP (vacant)

Vacant PUD 2007-512-E
(currently Dogwood Park to east)

Outside Storage

Stormwater Swale

1.10'

Access

60 foot Access Easement to Salisbury Road

IL (Contractor with Outside Storage)

JUNE 12, 2020
Paradigm Holdings of
Florida LLC

EXHIBIT F
LAND USE TABLE
Paradigm PUD
August 25, 2020

Total Gross Acreage	Acres	5.29	100%
Amount of each different use by acreage:			
Outside Storage		4.5 Acres +/-	85%
Total number and type of dwelling units by each time of same: N/A			
Active recreation and/or open space		N/A	
Passive open space		0.8 Acres +/-	15%
Public and private right-of-way		0 Acres	0%
Maximum lot coverage of buildings and structures at ground level:			65% ¹
Maximum impervious surface ratio as required by section 654.129:			85%

¹ See Written Description, 3rd Paragraph, regarding the proposed outside storage use and limited allowance for other uses.



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Thomas Ingram
Paradigm Holdings of Florida LLC
233 E Bay Street, Suite 1113
Jacksonville, FL, 32202

July 01, 2020

Project Name: Salisbury Road Outdoor Storage
Availability#: 2020-2127

Attn: Thomas Ingram,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced 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 WS&R 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 strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. 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 from the third party owner providing applicant with the right to construct the utilities.

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 on jea.com.

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, https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2020-2127
 Request Received On: 6/22/2020
 Availability Response: 7/1/2020
 Prepared by: Roderick Jackson

Project Information

Name: Salisbury Road Outdoor Storage
 Type: OTHER
 Requested Flow: 300 gpd
 Location: Salisbury Road, 1500 feet south of Belfort Road (south of I-95)
 Parcel ID No.: 152577 0050
 Description: outdoor storage of rvs, boats and commercial vehicles, without buildings or restrooms

Potable Water Connection

Water Treatment Grid: SOUTH GRID
 Connection Point #1: Existing 10-inch water main within the Salisbury rd ROW, approx 1000 LF west of this property.
 Connection Point #2: NA
 Special Conditions: Fire protection needs to be addressed. Lot must abut right of way for JEA to provide service, or an easement can be obtained allowing access across neighboring property to connect to JEA's system. Easement will need to be approved by JEA Development Director prior to JEA setting a meter

Sewer Connection

Sewer Treatment Plant: BUCKMAN
 Connection Point #1: Existing 4-inch sewer force main within the Salisbury rd ROW, approx 1000 LF west of this property.
 Connection Point #2: NA
 Special Conditions: Lot must abut right of way for JEA to provide service, or an easement can be obtained allowing access across neighboring property to connect to JEA's system. Easement will need to be approved by JEA Development Director prior to JEA setting a meter. 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.). Send force main connection condition requests, with availability number, to fmconnections@jea.com.

Reclaimed Water Connection

Sewer Region/Plant: N/A
 Connection Point #1:
 Connection Point #2: NA
 Special Conditions: N/A

General Comments:

Electric Availability: 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. POC location to be field verified by developer during project design which includes a Level A SUE Report. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. If needed a pre-design meeting may be scheduled prior to submitting a plan set. Send pre-design meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/.