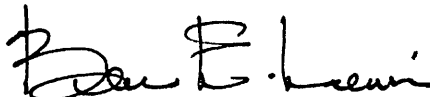


Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Absent
Jason Porter	Aye

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 2020-0714 TO
PLANNED UNIT DEVELOPMENT

JANUARY 7, 2021

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2020-0714 to Planned Unit Development.

Location: 2052 Williams Street
Between Williams Street and Blair Street

Real Estate Number: 115416-0000

Current Zoning District: Residential Medium Density-A (RMD-A)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

Proposed Land Use Category: Light Industrial (LI)

Planning District: 1-Urban Core

Applicant/Owner: Clifford Charles Baker
Jacksonville Port Authority, LLC
2831 Talleyrand Avenue
Jacksonville, Florida 32206

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2020-0714 seeks to rezone approximately 0.11± acres of land from RMD-A to PUD. The rezoning is being sought to allow for Jacksonville Port Authority (JaxPort) employee parking.

The subject property originally contained a single-family dwelling but was later demolished in 2011. Between 2011 and August 2020, the property was a vacant grass lot. In September 2020, JaxPort covered the entire lot in gravel without any buffers or landscaping. Therefore, the intent of this PUD is to bring the property into conformance, remove the required landscaping buffers, and restrict permitted uses to employee parking.

Staff also notes a companion Small Scale Land Use Amendment L-5479-20C (**Ordinance 2020-0713**) that seeks to amend a portion of land on the property from Medium Density Residential (MDR) 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. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds that with the approval of companion Small Scale Land Use Amendment L-5479-20C (**Ordinance 2020-0713**), the subject property will be located in the Light Industrial (LI) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

The uses listed within the PUD-written description are permitted within the proposed LI land use. The site is not located within any Coastal High Hazard Area (CHHA) or flood zone, and no wetlands are located on site.

This site is located within the Brownfield Pilot Study Area by Resolution 2000-125-A as defined in F.S. 376.79(4). The property may or may not have contamination. There is no record of a Phase I or Phase II environmental testing on the property.

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

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

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

Conservation / Coastal Management Element (CCME):

JAXPORT Master Plan - Policy 2.1.3

All new development and Port expansions must be consistent with this Master Plan. As may be necessary, JAXPORT shall amend this Master Plan to authorize Port expansions in order to qualify for the DRI exemptions set forth in Section 163.3178(3), Florida Statutes, as applicable.

The subject property's development as an employee parking facility is consistent with the referenced plan.

JAXPORT Master Plan - Objective 2.2

Redevelopment of declining areas adjacent to Talleyrand Avenue shall be consistent with the provisions of the City's Future Land Use Element.

The proposed rezoning to a PUD would allow for a nonresidential use on an undeveloped, underutilized parcel.

JAXPORT Master Plan - Policy 2.2.1

Planned Port-related industrial development shall be directed to areas bordering the Port, consistent with the provisions of the City's Future Land Use Element.

The proposed parking lot will abut a Port-related facility located to the north and will also be consistent with the City's Future Land Use Element if **Ordinance 2020-0713** is approved.

JAXPORT Master Plan - Policy 2.2.1

Redevelopment of the Talleyrand Corridor shall be sensitive to existing residential uses, addressing concerns regarding port/industrial expansion.

The subject site is adjacent to single-family dwellings to the east, west, and the south. As such, the applicant plans to install fencing (with no buffers) in order to mitigate conflicting land use compatibility.

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Medium Density Residential. There is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series Amendment L-5479-20C (**Ordinance 2020-0713**) that seeks to amend a portion of land on the property from MDR to LI. Nonetheless, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development does not have any requirements from 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 employee parking. 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: The subject site will not be developed in accordance with Part 12 of the Zoning Code as the applicant has stated a desire to eliminate the ten (10) foot uncomplementary land use buffer set forth in Section 656.1216 of the Zoning Code.

Nonetheless, in an effort to maintain use compatibility with the surrounding area and mitigate any development impacts, the applicant has also requested to install a 100% opaque six (6) foot tall fence along the subject property's west and south property lines and a (6) foot tall chain link fence along the subject property's east property line—both of which are depicted on the attached site plan dated September 24, 2020. The visual barrier will act as a comparable buffer for the abutting single-family dwellings to the west and the south.

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

(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 proposed (but existing) employee parking will complement the general assortment of nonresidential uses in the given area, including the neighboring JaxPort parking facilities located to the west and the north. Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	LI	IL	Jacksonville Port Authority Facility
South	MDR	RMD-A	Single-Family Dwellings
East	MDR	RMD-A	Single-Family Dwelling/Parking Lot
West	MDR	RMD-A	Single-Family Dwellings

(6) Intensity of Development

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

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property will have direct access to the proposed parking lot via Williams Street. The Traffic Engineer also reviewed the application and has issued no objections to the development.

(7) Usable open spaces plazas, recreation areas.

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

(8) Impact on wetlands

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

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

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

The subject site **will not** be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **December 30, 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 2020-0714 be **APPROVED with the following exhibits:**

- The original legal description dated September 29, 2020**
- The original written description dated November 3, 2020**
- The original site plan dated September 24, 2020**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2020-0714 be **APPROVED**.

Figure A:



Source: Planning & Development Dept, 12/14/20

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

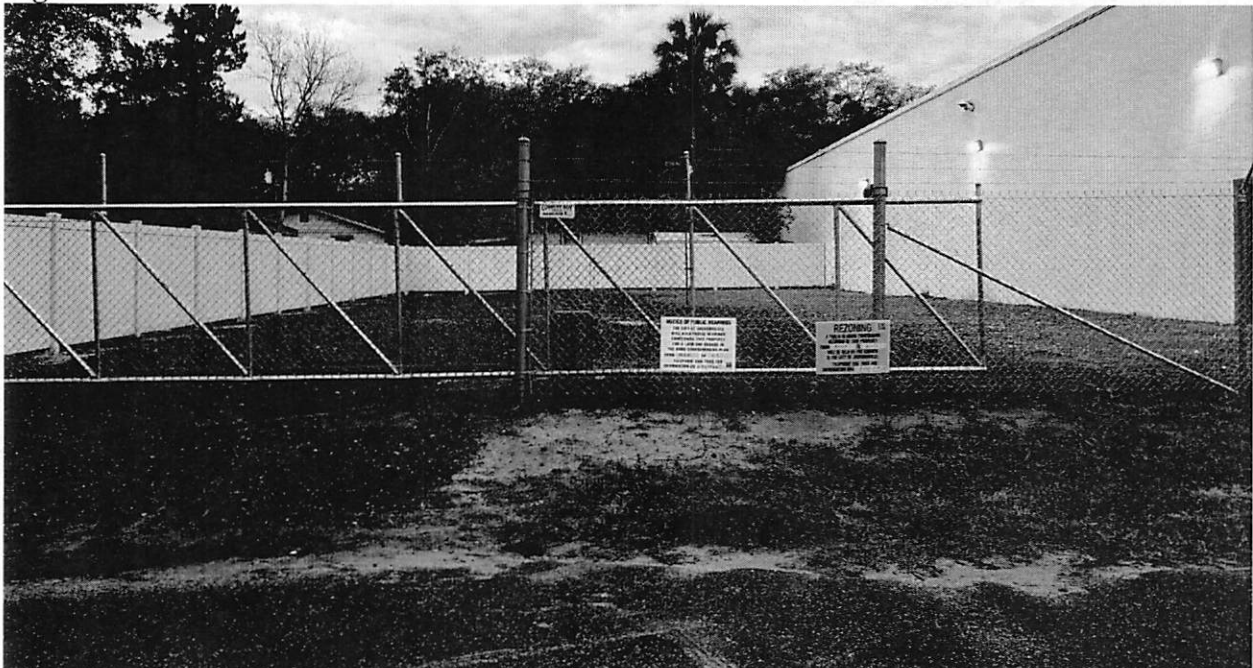
Figure B:



Source: Planning & Development Dept, 12/30/20

View of the abutting JaxPort facility at the corner of 11th Street East and Williams Street.

Figure C:



Source: Planning & Development Dept, 12/30/20

View of the subject property, facing west on Williams Street.

Figure D:



Source: Planning & Development Dept, 12/30/20

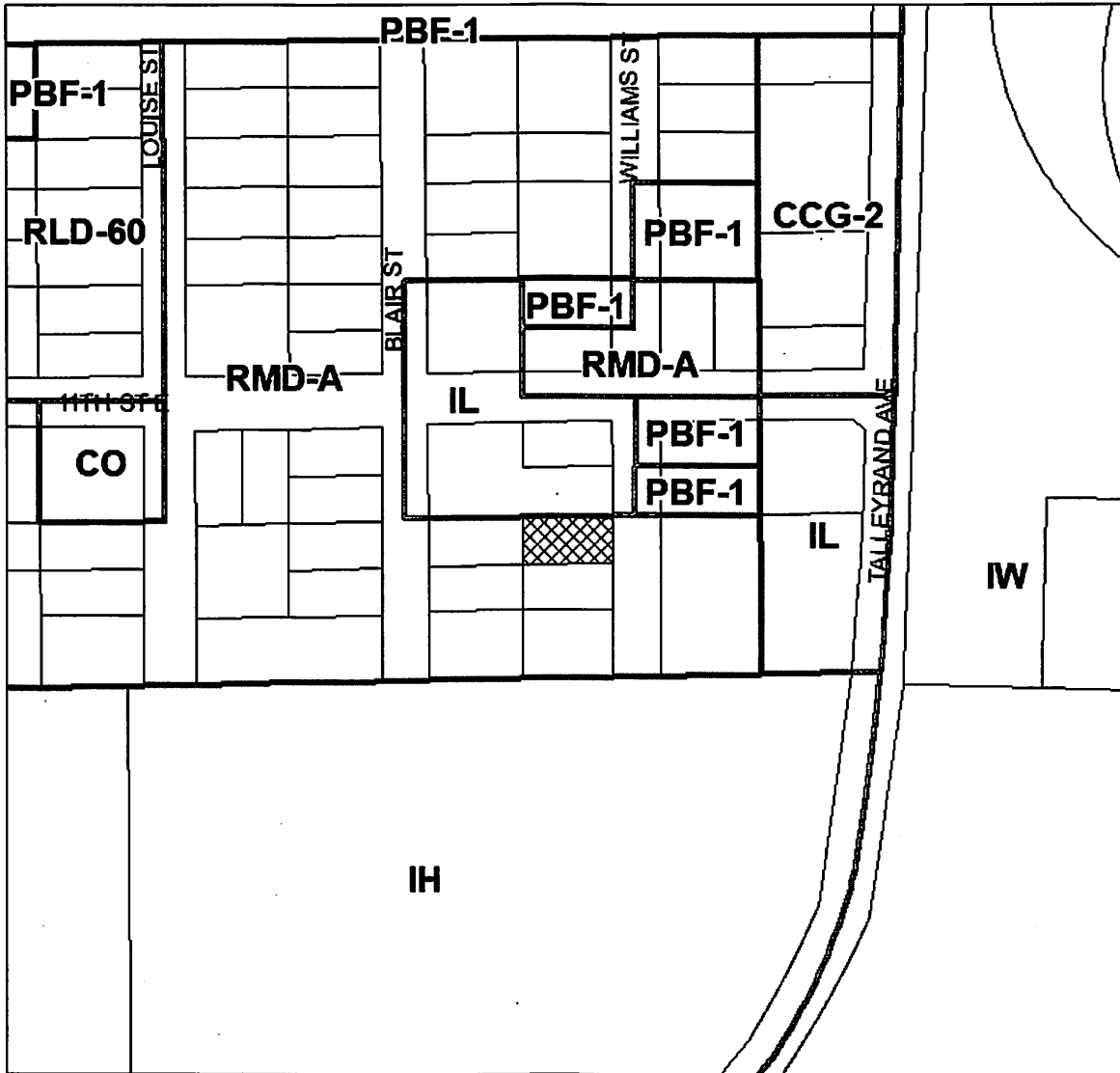
View of the abutting property, facing west on Williams Street.

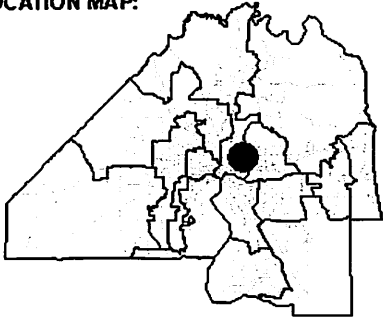
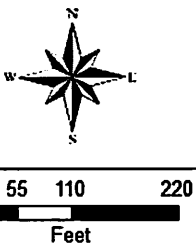
Figure E:



Source: Planning & Development Dept, 12/30/20

The adjacent single-family home (2045 Williams Street), facing east on Williams Street.



<p>REQUEST SOUGHT:</p> <p>FROM: RMD-A</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER</p> <p>ORD-2020-0714</p>	<p>TRACKING NUMBER</p> <p>T-2020-3141</p>	<p>COUNCIL DISTRICT:</p> <p>7</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2020-0714 Staff Sign-Off/Date ATW / 11/03/2020
 Filing Date 11/18/2020 Number of Signs to Post 1

Hearing Dates:

1st City Council 01/12/2021 Planning Commission 01/07/2021
 Land Use & Zoning 01/20/2021 2nd City Council 01/26/2021

Neighborhood Association EASTSIDE COMMUNITY COALITION / EASTSIDE NEIGHBORHOOD ASSOCIATION / JACKSONVILLE CULTURAL DEVL P CORP / WE MAKE THE SHIRTS

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3141 Application Status FILED COMPLETE
 Date Started 09/22/2020 Date Submitted 10/01/2020

General Information On Applicant

Last Name First Name Middle Name
 BAKER CLIFFORD CHARLES

Company Name
 JACKSONVILLE PORT AUTHORITY

Mailing Address
 2831 TALLEYRAND AVE

City State Zip Code
 JACKSONVILLE FL 32206

Phone Fax Email
 9043573090 904 CLIFF.BAKER@JAXPORT.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name
 BENNETT JAMES

Company/Trust Name
 JACKSONVILLE PORT AUTHORITY

Mailing Address
 2831 TALLEYRAND AVE

City State Zip Code
 JACKSONVILLE FL 32206

Phone Fax Email
 9043573001 JAMES.BENNETT@JAXPORT.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	115416 0000	7	1	RMD-A	PUD

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

Existing Land Use Category

MDR

Land Use Category Proposed?

If Yes, State Land Use Application #

5479

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

0.11

Development Number

Proposed PUD Name TMT EMPLOYEE PARKING

Justification For Rezoning Application

THIS SMALL PARCEL IS VACANT GOVERNMENT PROPERTY OWNED BY THE JACKSONVILLE PORT AUTHORITY (JPA). IT IS CURRENTLY ZONED AS RMD-A. JPA DESIRES TO USE THE PARCEL AS SECURE PARKING FOR NIGHT SHIFT EMPLOYEES OF THE TALLEYRAND MARINE TERMINAL (TMT). THE PARCEL SHARES A COMMON NORTH BORDER WITH THE TMT HEADQUARTERS AND WAREHOUSE BUILDINGS, WHICH ARE ZONED LI. REZONING AS PUD RATHER THAN LI PERMITS EFFICIENT USE OF THE SPACE FOR PARKING, WHICH WOULD NOT BE POSSIBLE IF IT WERE REZONED TO LI.

Location Of Property**General Location**

TALLEYRAND

House #

Street Name, Type and Direction

Zip Code

2052

WILLIAMS ST

32206

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**
0.11 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee**
26 Notifications @ \$7.00 /each: \$182.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,461.00**

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

Jacksonville Port Authority

Application for Zoning to PUD District- Tracking #3147

Application for Small Scale Land Use Amendment - Tracking #5479

Legal Description:

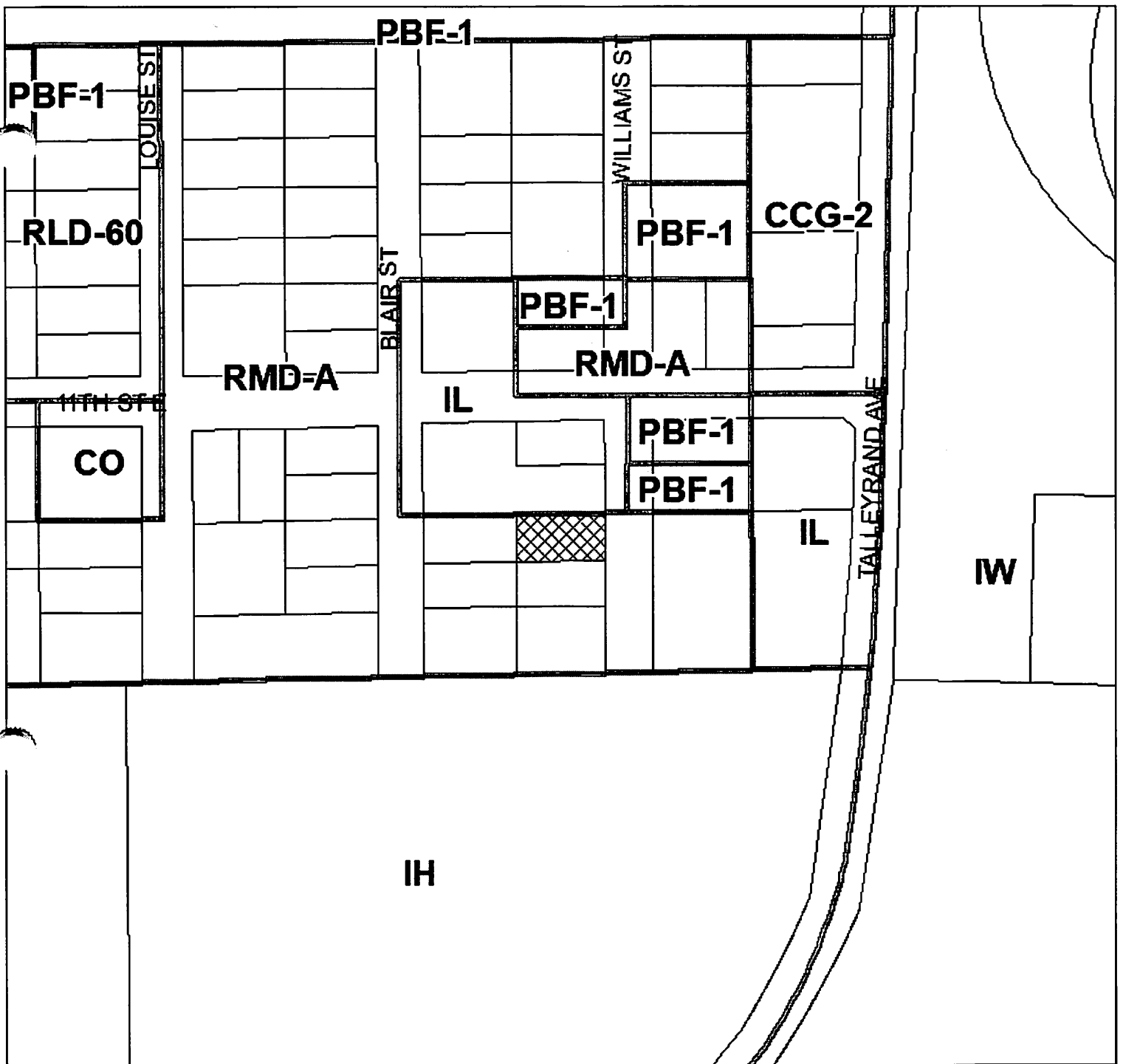
08-2S-27E

Sutherland Place

Lot 3 Block 6

September 29, 2020

**Exhibit 1
Page 1 of 1**

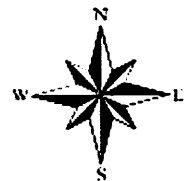
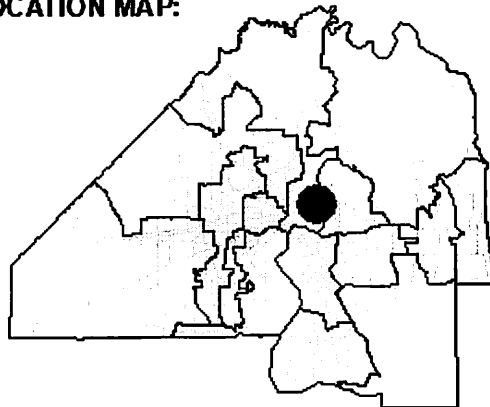


REQUEST SOUGHT:

FROM: RMD-A

TO: PUD

LOCATION MAP:



0 55 110 220



Feet

COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2020-3141

**EXHIBIT 2
PAGE 1 OF 1**



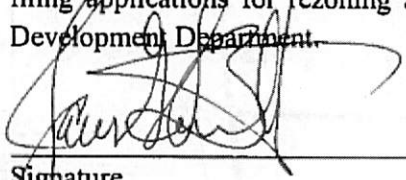
September 18, 2020

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:
Address: 2052 Williams Street, Jacksonville, Florida 32206
RE # 115416-0000

To Whom it May Concern:

I, James Bennett, as Senior Director, Engineering and Construction of the Jacksonville Port Authority, a body politic and corporate created and existing under Chapter 2004-465, Laws of Florida (JAXPORT), am authorized to make this certification on behalf of JAXPORT, and I do hereby certify that the Jacksonville Port Authority is the Owner of the property referenced above and described in Exhibit 1 in connection with filing applications for rezoning and land use amendment submitted to the Jacksonville Planning and Development Department.



Signature

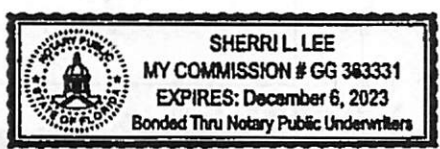
James G. Bennett

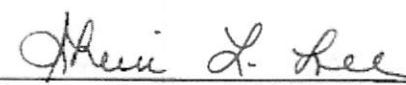
Print Name

STATE OF FLORIDA)
COUNTY OF DUVAL)

Sworn to and subscribed and acknowledged before me by means of physical presence, this 18th day of September, 2020, by James G. Bennett, as Senior Director, of the Jacksonville Port Authority, who is personally known to me and who took an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of September, 2020.





Signature of Notary Public-State of Florida

(Notary Seal)

Sherril L. Lee
Print Name of Notary Public
Commission No: GG 363331
My Commission Expires: 12/06/2023



EXHIBIT B

Agent Authorization Affidavit

September 29, 2020

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location: 2052 Williams Street, Jacksonville, FL 32206

To Whom it May Concern:

You are hereby advised that the undersigned is the license holder occupying the property described in Exhibit 1 attached hereto. Said license holder authorizes and empowers James G. Bennett, P.E., Senior Director, Jacksonville Port Authority, to act as agent to file applications for Rezoning and Land Use Amendments for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

JACKSONVILLE PORT AUTHORITY

By: [Signature]

Print Name: Eric Green

Its: Chief Executive Officer

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by physical presence, this 30th day of September 2020, by Eric Green, Chief Executive Officer of the Jacksonville Port Authority, who is personally known to me and took an oath.

[Signature]
(Signature of Notary Public-State of Florida)

Laura L. Lokietek
Commission No: GG270093
My commission expires: 10/22/2022

LAURA L. LOKIETEK
Notary Public, State of Florida
My Comm. Expires 10/22/2022
Commission No. GG270093

BOARD OF DIRECTORS MEETING
Jacksonville Port Authority
2831 Talleyrand Avenue
March 5, 2018

A meeting of the Jacksonville Port Authority Board of Directors was held on Monday, March 5, 2018 at the Port Central Office Building, 2831 Talleyrand Avenue, Jacksonville, Florida. Chairman Fleming called the meeting to order at 10:00AM and welcomed all attendees. Dr. John A. Newman led the audience in the Pledge of Allegiance and moment of silence.

Board Members Attending:

Mr. Ed Fleming, Chairman
Mr. John Baker, Treasurer
Mr. Jamie Shelton, Secretary
Dr. John A. Newman, Member
Mr. Jim Citrano, Member

Absent:

Mr. John Falconetti, Vice Chairman
Mr. Joe York, Member

Other Attendees:

Mr. Eric Green, CEO
Mr. Mike Poole, Chief Financial Officer
Ms. Linda Williams, Chief, Adm. & Corporate Performance
Mr. David Kaufman, Sr. Director, Planning & Commercial Development
Mr. James Bennett, Sr. Director, Facilities Development
Mr. Gil Feltel, Chief Legal Counsel
Ms. Rebecca Dicks, Board Liaison

Approval of Minutes

Chairman Fleming called for approval of the February 5, 2018 Board Meeting Minutes. After a motion by Mr. Baker and a second by Dr. Newman, the Board unanimously approved the minutes as submitted.

Public Comments

Chairman Fleming called for comments from the public. Sara Alford, CEO of Big Brothers Big Sisters of Northeast Florida, and student mentees recognized JAXPORT's leadership and employees for the port's contributions to the Beyond School Walls mentoring program.

New Business

BD2018-03-01 Approve the Acceptance of 0.1148 Acre from the City of Jacksonville Located at 2052 Williams Street

Mr. David Kaufman presented this submission for Board approval to accept the transfer of a small piece of property behind the Talleyrand Operations building from the City of Jacksonville.

After a motion was made by Dr. Newman and a second by Mr. Baker, the Board voted unanimously to approve this submission.

BD2018-03-02 Grant of Non-Exclusive Utility Easement to JEA

Mr. David Kaufman presented this submission for Board approval to grant a utility easement to JEA for the installation of a sewer line near Blount Island.

After a motion was made by Mr. Citrano and a second by Mr. Shelton, the Board voted unanimously to approve this submission.

BD2018-03-03 FY2017 Audited Financial Statements

Mr. Mike Poole presented this submission for Board approval to accept the FY2017 clean opinion of JAXPORT's audited financials prepared by RSM US, LLP.

After a motion was made by Mr. Baker and a second by Dr. Newman, the Board voted unanimously to approve this submission.

BD2018-03-04 Internal Auditor Services for the Jacksonville Port Authority

Ms. Linda Williams presented this submission for Board approval of a contract for Internal Auditing Services to RSM US, LLP for a three-year period with two additional one-year renewal options.

After a motion was made by Mr. Baker and a second by Mr. Shelton, the Board voted unanimously to approve this submission.

CEO Update

Mr. Green stated that the port is continuing the interview process for Mr. Schleicher's successor as Schleicher will transition out of the Chief Commercial Officer position mid-year. He stated that there were two very successful and in-depth interviews for that position last week. We are advancing these two candidates forward for further vetting which will also include psychological evaluations. Mr. Green stated that as we get closer to choosing the final candidate, he would introduce said candidate to Board members that

are available. The other open position is for the Director of Government Affairs and we are following the same process for this position.

Mr. Green stated he is confident that the \$23million dollars set aside for our dredging project still looks firm as the state legislative session is winding down. The next planning phase of the project will be Contract B and he will have more information on this in the future.

Mr. Green stated he would be traveling to Washington, DC next week to meet with leadership in reference to lobbying for JAXPORT funds within the work plan. He stated it is likely that the work plan will come out in mid-April, but he will have a better understanding after he returns from DC.

Mr. Green informed the Board that JAXPORT is getting closer to its first multi-year contract with Carnival Cruise Line. He stated that negotiations are going well due to Chief Operating Officer Fred Wong's long standing relationship with Carnival. Mr. Green stated that Carnival's current contract expires May 1, and if terms for a multi-year contract cannot be reached by then, he may need to request a special board meeting in order to grant an extension.

Reports

R2018-03-01 Engineering and Construction Update

Mr. James Bennett provided an overview of the key capital and engineering projects.

R2018-03-02 Monthly Financials/Vital Statistics

Mr. Michael Poole provided an overview of the monthly financials and vital statistics and gave a report on debt affordability.

R2018-03-03 Business Development Report

Mr. Roy Schleicher was out of town on business. He provided a business development update in the board book as info.

Other Business

After a motion by Mr. Baker and a second by Mr. Shelton, the Board unanimously approved travel by one or more Board Members of the Authority for business solicitation purposes or to attend any necessary conferences and/or meetings during the month of April 2018.

Miscellaneous

There were no emergency purchases or unbudgeted transactions.

There being no further business of the Board, the meeting adjourned at 10:55AM.

EXHIBIT C



Binding Letter

September 28, 2020

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

See Plan
August 31, 2020
Page 1 of 1

RE: Request for Rezoning of 2052 Williams Street from ~~PMD-A~~ to PUD District

Ladies and Gentleman:

You are hereby advised that the undersigned, as the authorized representative of the Owner, the Jacksonville Port Authority, of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

JACKSONVILLE PORT AUTHORITY

By: _____

James G. Bennett, P.E.

Its: Senior Director, Engineering and Construction

EXHIBIT 3

JACKSONVILLE PORT AUTHORITY PUD TMT EMPLOYEE PARKING WRITTEN DESCRIPTION November 3, 2020

I. SUMMARY DESCRIPTION OF THE PROPERTY

- Parcel RE #115416-0000
- Parcel Location: 2052 Williams Street, between Williams Street and Lucille Road
- Current Land Use Designation: Code 0101 RES MD 8-19 Units Per Acre
- Current Land Use: 8000 Vacant Governmental
- Current Zoning District: Residential Medium Density (RMD-A)
- Proposed Zoning District: Planned Unit Development (PUD)
- Parcel Size: 0.11 +/- acres

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

The Jacksonville Port Authority (the "Owner" and "Applicant") proposes to rezone the subject parcel, which is approximately 0.11 acres of undeveloped property, from its current Residential Medium Density (RMD-A) zoning district to Planned Unit Development (PUD) zoning district. The parcel is proposed for use ONLY for parking JPA employee vehicles. The parcel WILL NOT be used for commercial parking. There are no existing structures on the parcel nor will there be any proposed. The only physical improvement to the site will be the existing fencing on the south and west side of the parcel. This fence will PVC, 6 feet tall, and 100% opaque. The property is more particularly described by the legal description attached hereto as **Exhibit "1"** (the "Property").

Applicant requests the zoning designation be amended to Planned Unit Development (PUD) instead of Industrial Light (IL) zoning so as to provide some limitations as to uses, landscape buffer, and fencing material given that the abutting vacant parcel to the south (RE #115417-0000) is designated land use as MDR.

The PUD will be developed in accordance with this PUD Written Description and the PUD Site Plan attached hereto as **Exhibit "E"**.

The parcel's current land use designation is MDR. Applicant has submitted, under separate cover, a companion Small Scale Land Use Amendment (Tracking # 5479) requesting an amendment for a Light Industrial land use designation.

The property is within the Development Area designated as Urban Priority Area (UPA) and is described in detail in the ***Determination of Future Land Use Map Category Boundaries*** section of the 2030 Comprehensive Plan's Future Land Use Element, as follows:

Urban Priority Area (UPA): The UPA is the first tier Development Area and generally includes the historic core of the City and major connecting corridors. The intent of the UPA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development at urban densities which are highly supportive of transit and result in the reduction of per capita greenhouse gas emissions and vehicle miles traveled. Development is expected to employ urban development characteristics as further described in each land use plan category. The

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UPA does not include the Central Business District Land Use Category boundaries.

In addition, the following Objectives and Policies from Elements of the 2030 Comprehensive Plan support the proposed PUD rezoning:

FUTURE LAND USE ELEMENT

Policy 1.1.12

Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

Policy 1.1.20

Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the 2030 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.

Objective 2.4

Ensure the continued economic viability of the Port of Jacksonville, while mitigating adverse impacts on water quality and aquatic plant and animal life in the St. Johns River and its estuarine marshes, through appropriate regulatory measures and management programs, such as concentrating heavy industrial uses within the port and surrounding land areas, and by providing appropriate supporting public facilities.

Policy 2.4.2

Redevelopment of areas in the vicinity of Talleyrand Avenue shall be reviewed by the Planning and Development Department and the Jacksonville Port Authority to ensure coordination with plans for the Port of Jacksonville, particularly the Port Master Plan.

Policy 2.4.3

The City shall revise and evaluate plans and capital improvement projects for development and redevelopment of port and port-related facilities consistent with all applicable elements of the 2030 Comprehensive Plan and federal, State, regional, and local regulations.

PUD JUSTIFICATION SUMMARY

The proposed rezoning would bring the subject parcel into consistency with the parcel abutting it to the north (RE #115415-0000 / Use Description IL), which is also owned by JPA. This rezoning would allow for uses currently taking place on this abutting parcel. Because PUD has more generous requirements concerning landscape buffers, it will permit a more efficient use of the space for its intended purpose of JPA employee parking. This is wholly consistent with Objective 2.4, and Policies 2.4.2 and 2.4.3 of the 2020 Comprehensive Plan.

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This PUD meets the following land use and zoning initiatives:

- A. Is more efficient and restrictive than would be possible through strict application of the Zoning Code.
- B. Is compatible with the surrounding land uses and will enhance efficient operation of the Port of Jacksonville.
- C. Will promote the purpose of the City of Jacksonville's 2030 Comprehensive Plan.

III. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	Land Use	Zoning	Use
North	LI	IL	Industrial/Commercial (JPA Warehouse)
South	MDR	RMD-A	Abandoned Blighted House
East			Public Street: Williams Street
West	MDR	RMD-A	Single Family Residence

IV. PUD DEVELOPMENT CRITERIA

A. Development Densities/Intensities

The PUD proposes the following permitted density/intensity:

There is no development proposed for this site as it currently is 100% pervious and is being proposed to remain as such. The subject parcel is 0.11 +/- acres, or 36,590.40 square feet.

Permitted Uses

- (a) Permitted uses and structures: Parking ONLY for JPA employee vehicles. Commercial parking will not be allowed on the property.
- (b) Minimum lot requirements (width and area). None.
- (c) Maximum lot coverage by all buildings. None.
- (d) Minimum yard requirements. None.
- (e) Maximum height of structures. None.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Gate access is provided directly from Williams Street just south of the intersection of 11th Street and Williams Street.

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B. Recreation/Open Space

This is a non-residential development therefore recreation and open space are not required.

C. Landscaping/Landscaped Buffers

The parcel will be used ONLY to park JPA employee's personal vehicles. There will be no commercial parking on this parcel. The parcel will be bounded by a 6-foot high 100% opaque fence on the west and south sides to visually screen off nearby residences. The north boundary of the parcel is the wall of the JPA structure on Lot 2064. The east side of the property fronts on Williams Street. The east side will have a 6-foot high chain link fence. To be consistent with the LI zoning and land use of the adjacent JPA property and the JPA non-commercial employee parking area directly across the street from 2052 Williams Street, neither buffers nor landscaping is contemplated.

D. Signage

Signage, if any, shall be provided in accordance with Part 13 of the City's Ordinance Code.

E. Architectural Guidelines

Not Applicable.

F. Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by this PUD or by Section 656.341 of the Zoning Code. PUD amendments, including administrative deviations, administrative or minor modifications, or rezonings, may be sought for the Parcel in the PUD. Such PUD amendments may be sought by the Owner of the parcel which is the subject of the amendment.

G. Parking and Loading Requirements

The parcel is proposed for use as a government entity non-commercial parking area ONLY for JPA employee's personal vehicles. Because of this restriction, JPA does not contemplate imposing COJ parking code requirements.

H. Lighting

To minimize the effects of site lighting on the adjacent residential properties to the south, directional site lighting fixtures will be utilized along the southern property boundary with adjacent residential properties to cast light downward onto the subject parcel.

I. Stormwater Retention

There is no existing structure or proposed structure for the subject parcel. It will remain in its current condition having a 100% pervious surface.

J. Utilities

The subject parcel is served by JEA for potable water but not for sewer service. The parent parcel is serviced by JEA for potable water and on-site septic service. There are no structures proposed for this site.

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K. Pre-Application Conference

Pre-application calls were held with Planning and Development Department Staff regarding this application in August 2020.

L. Justification for the PUD Rezoning

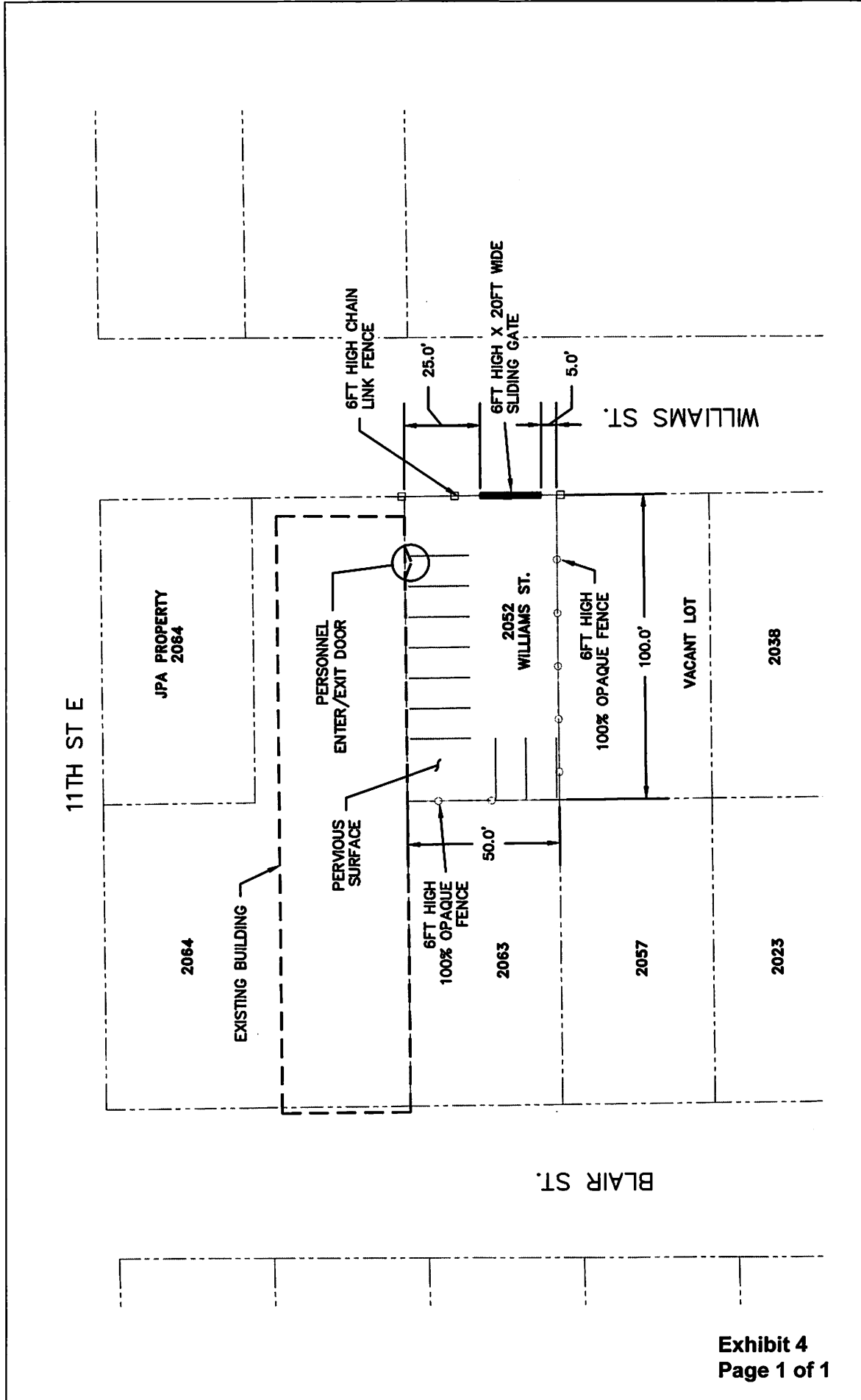
The proposed rezoning would bring the subject parcel into consistency with the parcel abutting it to the north (RE #115415-0000 / Use Description IL), which is also owned by JPA. This rezoning would allow for uses currently taking place on this abutting parcel. Because PUD has more generous requirements concerning buffers, it will permit a more efficient use of the space for its intended purpose of secure employee parking. This is wholly consistent with Objective 2.4, and Policies 2.4.2 and 2.4.3 of the 2020 Comprehensive Plan. This makes the proposed rezoning compatible for its location.

M. PUD/Difference from Usual Application of 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 Site Plan, and brings the parcel into consistent use with the adjoining JPA parcel.

VI. PUD REVIEW CRITERIA

- A. **Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the LI land use category and the Urban Priority Development Area.
- B. **Allocation of Residential Land Use:** There is no proposed residential development for the Parcel.
- C. **Internal Compatibility:** The PUD is to directly support the JPA parcel abutting the north side of the property.
- D. **External Compatibility/Intensity of Development:** The PUD proposes a more desirable development than would be possible through strict application of the minimum requirements of the Land Development Code.
- E. **Impact on Wetlands:** There are no wetlands on the Parcel.
- F. **Listed Species Regulations:** There are no endangered species or species of concern located on this Parcel.
- G. **Off-Street Parking Including Loading and Unloading Areas:**
Off street parking is not allowed.
- H. **Sidewalks, Trails, and Bikeways:** There are no sidewalks or bicycle facilities on at 2052 Williams Street.



SHEET	1 OF 1
DATE	9/24/2020
SCALE	1"=30'

JACKSONVILLE PORT AUTHORITY
 APPLICATION FOR REZONING TO PUD DISTRICT
 SITE PLAN - TALLEYRAND EMPLOYEE PARKING
 2052 WILLIAMS ST.
 RES#115416 0000



Exhibit 4
 Page 1 of 1

11/14/2019 10:58:11 AM - Drawing 2020 Williams Street CAD File & Overlay(OA) Final/Revised Application of 2020 Williams Street 2200-02-25.MXD, 5/25/2022 - 10:54:14 AM, PWA

EXHIBIT F

PUD Name

TMT Employee Parking

Land Use Table

Total gross acreage	0.11 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	0 Acres	0 %
Industrial	0.11 Acres	100 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0 Acres	0 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	0 Sq. Ft.	0 %