

PUD WRITTEN DESCRIPTION

WTS

March 19, 2021

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 39.05 acres of property in the Southside area from PUD (2005-0026-E) to facilitate development of a waste transfer station on the property located at 6595 Columbia Park Court, Jacksonville, FL 32258 (RE# 157145-0000) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith.

The proposed development is consistent with the neighboring industrial uses. The development will compliment such surrounding uses and will fulfill the City’s need for a waste transfer station in the region.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	LI/HI	PBF-1/IH	Industrial park, heavy industrial business
East	LI/LDR	IL/CSV/IBP	Industrial park, Stormwater retention
South	CSV/LDR	PUD	Single family homes
West	LDR/CSV	PUD	Single family homes

B. Project name: WTS

C. Project engineer: GAI Consultants, Inc.

D. Project developer: Waste Pro of Florida, Inc.

E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC

F. Current land use designation: LI.

G. Current zoning district: PUD (2005-0026-E).

H. Requested land use designation: LI.

I. Requested zoning district: PUD.

J. Real estate numbers: 157145-0000.

II. QUANTITATIVE DATA

- A. Total acreage: 39.05
- B. Total amount of non-residential floor area: 50,970 sq. ft.
- C. Total amount of land coverage of all buildings and structures: 50,970 sq. ft.

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code?

The proposed PUD only differs from the normal IL zoning district in that it:

- Permits a waste transfer station by right. A PUD is utilized in this instance to allow flexibility to tailor aspects of the proposed use to be more compatible with the transition from residential to industrial uses in the surrounding areas.
- Removes automated car washes as a use because the property is not contiguous to a street classified as minor arterial or higher classification, as designated on the Functional Highway Classification Map of Comprehensive Plan.
- It removes the limitation for waste transfer station uses to be conducted in completely enclosed buildings, instead allowing for one side of a building to be open to allow for equipment access.

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:

1. Waste transfer station shall be indoor only, no outdoor storage area.
2. Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.

3. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
4. Printing, publishing or similar establishments.
5. Business and professional offices.
6. Service establishments catering to commerce and industry, including linen supply, laundry and dry-cleaning plants, freight movers, communications services, business machine services, hiring and union halls, employment agencies, sign companies.
7. Restaurants, (regulated by DBPR - Division of Hotels and Restaurants) including retail sale and service of beer and wine for consumption on premises.
8. Automobile service stations, major repair garages, mobile car detailing, and auto laundry, meeting the performance standards and development criteria set forth in Part 4.
9. Vocational, technical, trade or industrial schools and similar uses.
10. Medical clinics.
11. Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, truck stops, express offices and terminal facilities and telephone exchanges, repair or installation facilities and similar uses.
12. Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
13. Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4.
14. Bulk storage yards, (but not concrete batch mixing plants) including bulk storage of flammable liquids and acids if storage not within a completely enclosed building or structure is visually screened by a six-foot fence or wall not less than 95 percent opaque.
15. Building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.

16. Outdoor storage yards and lots including auto storage yards (but not scrap processing yards or concrete batch mixing plants) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque.
17. Retail outlets in conjunction with wholesaling establishments if the area designated for retail sales does not exceed ten percent of the gross floor area of the building of which it is a part.
18. Banks, including drive-thru tellers.
19. Recycling facilities meeting the performance standards and development criteria set forth in Part 4.
20. Retail sales of heavy machinery, farm equipment and building materials including outside display.
21. Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

1. An industrial or commercial use which is not otherwise permitted or permissible in this Zoning Code, except the following:
 - a. Acid, chemical, fertilizer or insecticide manufacture or storage.
 - b. Explosives manufacturing or storage.
 - c. Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.
 - d. Paper and pulp manufacture.
 - e. Petroleum refining.
 - f. Stockyards or feeding pens and livestock auctions.
 - g. A use which is potentially dangerous, noxious or offensive to neighboring uses or the public in general by reason of smoke, odor, noise, flare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter or radiation.
2. Care centers meeting the performance standards and development 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 and service of all alcoholic beverages for either off-premises consumption or on-premises consumption or both.
5. Retail sales including outside display.
6. Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.
7. Indoor facilities operated by a licensed pari-mutuel permit holder or adult arcade amusement centers operated by a licensed permit holder meeting the performance standards and development criteria set forth in Part 4, and similar uses.
8. Manual car wash.
9. Fitness centers.

C. Permitted Accessory Uses and Structures: As permitted in Section 656.403.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot requirements (width and area). None.
2. Maximum lot coverage by all buildings. None.
3. Minimum yard requirements. None.
4. Maximum height of structures. None.
5. Limitations on permitted and permissible uses by exception. All of the permitted and permissible uses by exception in the IL Zoning District, other than outside storage shall be conducted within an enclosed building, except for the waste transfer station use, which will allow for buildings that are open on one side to allow for equipment access.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

2. *Vehicular Access.* Vehicular access to the Property shall be by way of Columbia Park Court, substantially as shown in the Site Plan.
 3. *Pedestrian Access.* Sidewalks have already been established along Columbia Park Court.
- C. Signs: Signs for this development shall be consistent with the requirements of Part 13 of the Zoning Code.
- D. Landscaping: Development will be consistent with Part 12 Landscape Regulations of the Zoning Code. In addition, a 50-foot wide natural vegetative buffer will be provided along the west and south property lines where the property abuts residential.
- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.
- F. Utilities: Essential services, including water, sewer, gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project allows for the repurposing of a church and the development of a waste transfer station to meet city demand in the area. The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community in that:

- A. The project is more efficient than would be possible through strict application of the Zoning Code;
- B. The project is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. The project will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan as follows:

1. The project furthers the following goals, objectives and policies of the Future Land Use Element of the 2030 Comprehensive Plan:
 - a. Policy 1.1.8 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
 - b. 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.
 - c. Policy 1.1.16 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - i. Creation of like uses;
 - ii. Creation of complementary uses;
 - iii. Enhancement of transportation connections;
 - iv. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - v. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
 - d. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

- e. 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 maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.
 - f. Policy 1.3.4 - New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.
 - g. 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.
 - h. Policy 3.2.7 - The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.
 - i. Objective 6.3 - The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.
2. The project furthers the following goals, objectives and policies of the Infrastructure Element. Solid Waste Sub-Element of the 2030 Comprehensive Plan:
- a. Policy 1.3.10 - Peripheral buffers and landscaping shall be required at new or expanding solid waste facilities to minimize impacts to the surrounding area.
 - b. Objective 1.4 - The Solid Waste Division shall plan solid waste management facility additions, expansions, and

improvements to meet the present needs and support the anticipated future growth.