

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

April 8, 2021

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2020-745 **Application for: Buffalo Ave PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

Planning Commission Commentary: There were no speakers in opposition. The Commissioners were split in their discussion. Some found the project innovative, and progressive. Others felt it is never appropriate to locate Industrial Heavy uses adjacent to residential uses. As this property is already Industrial Light, the goal is to not make a situation worse.

Planning and Development Department Recommendation: **Deny**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated November 23, 2020
2. The original written description dated October 29, 2020
3. The original site plan dated October 2020

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. Truck delivery of tree and source separated, pre-consumer food waste/organic waste, not to include post-consumer food waste such as meat, fish, poultry, dairy, or manure;
2. Mulching of tree waste/debris, limited to the operational hours of 7am-4pm, for a week of grinding (5 business days) every two months;
3. Dumping, mixing and outdoor containment of mulch and source separated food waste, with containment "stacks" not to exceed twenty (20) feet in height;
4. Dust resulting from normal operations will be controlled by on-site water tanks;

5. Odors will be controlled by immediately covering the food/organic waste with tree/wood mulch, as well as by turning the compost piles weekly.
6. "No Heavy Industrial uses shall be allowed within the northern 90 feet of the property and will serve as a buffer between the allowed uses in the PUD and the existing residential uses."

Planning Department conditions: None

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

Planning Commission Commentary: There were no speakers in opposition. A COJ Solid Waste employee indicated that a cease and desist order was given to the company for operating a yard waste recycling facility in October 2020. The Commissioners felt the main issue is it appropriate to locate heavy industrial adjacent to residential uses. A motion was presented to exclude the northern 90 feet from the legal description of the land use amendment. This will match up with a proposed condition in the PUD. Other commissioners felt the willingness of the applicant to adjust the site plan and there was no opposition from the residential dwellings was important to approve the project.

Planning Commission Vote:	5-2
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Nay
Daniel Blanchard	Aye
Ian Brown	Nay
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 2020-745 TO****PLANNED UNIT DEVELOPMENT****JANUARY 21, 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 **2020-745** to Planned Unit Development.

Location: 0 Buffalo Avenue; between Railroad and 55th Street East

Real Estate Number(s): 111121-0000

Current Zoning District(s): Industrial Light (IL)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Light Industrial (LI)

Proposed Land Use Category: Heavy Industrial (HI)

Planning District: Northwest, District 5

Applicant/Agent: Patrick W Krechowski, *Esq.*
Balch and Bingham, LLP
1 Independent Drive, Suite 1800
Jacksonville, FL 32202

Owner: Barry Grosse
Buffalo Land & Timber LLC
3659 Rubin Road
Jacksonville, FL 32257

Staff Recommendation: **DENY**

GENERAL INFORMATION

Application for Planned Unit Development 2020-745 seeks to rezone approximately 10.92 acres of land from Industrial Light (IL) to PUD. The rezoning to PUD is being sought to allow for outdoor processing and composting of source-separated food products (not to include meat,

poultry, fish or similar animal food products). At the site, there will be the delivery of tree and food waste, mulching of tree waste, dumping, mixing, and outdoor containment of mulch and source materials, and truck loading of composted material for off-site delivery.

In emails from the owner/president, Mike Kelcourse, of the proposed use on August 10, 2020, they state that the company is not “going to be under the 600 ton per year threshold for the smaller facility that I believe the FDEP gives an exemption to for pilot programs. We should be doing around 2000 tons per month.” That means the site will produce 40 times more than the small facility allowance in a year. Further on August 11, the president continues to explain the process and products being processed, “The percentages are roughly 1200 tons of green waste (yard/vegetative waste), and 800 tons of food/organic waste. Sources would be pre-consumer food sources, such as coffee grinds, brewer’s waste from local breweries, juicers, grease and water (no sludge), and supermarkets/warehouse applications. Food waste will be delivered in tanker trucks or FEL & rear-load garbage trucks. Yard waste is delivered by tree service companies who bring in grapple trucks or chipper trucks. 2 separate areas for dumping; wood waste gets dumped to be processed by our tub grinder and ground into smaller wood chips, and food waste gets dumped directly into our aerated windrows, where it immediately gets covered with wood chips to reduce smells/odor.” On August 12, James Reed, current planning Supervisor, told Mr. Kelcourse that he will need to file for a rezoning application.

In the application for *Certificate of Public Convenience and Necessity*, received by Solid Waste on October 22, 2020, the applicant states, Sunshine Organics and Compost LLC will “recycle yard trash into mulch for sale and collect food waste to be processed it into nutrient rich compost for sale. The FDEP defines yard trash as vegetative matter resulting from landscaping maintenance or land clearing operations and includes materials such as tree and shrub trimmings, grass clippings, palm fronds, trees, tree stumps and associated rocks and soils. It also includes clean wood. Wood materials will be processed, screened, and recycled into mulch available for sale. Food waste is considered vegetative waste (produce culls, florist waste, etc.) and pre-consumer vegetative waste.”

This proposed use is only allowed in the HI Land Use Category; therefore, there is a Land Use Amendment companion application, L-5495-20C (Ord. 2020-744). Staff is not supporting the Land Use Amendment or the Rezoning request for this project.

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.

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

No. When applying the criteria of consistency with the 2030 Comprehensive Plan, the combined factors of the goals, objectives and policies of the plan along with the appropriate Functional Land Use Categories are used. The proposed use is currently located in the IL land use category, which does not allow for the outdoor activities proposed for the PUD. The applicant has applied for a land use amendment to HI, which is the compatible land use category for the use; however, the Planning & Development Department Staff does not support the change of the land use category. Heavy industrial (HI) uses are generally the most likely to produce adverse physical and environmental impacts on adjacent residential areas such as noise, land, air and water pollution and transportation conflicts. For this reason, heavy industrial land uses should be buffered by other less intense transitional land uses, such as office, light industrial or open space, etc., to protect residential and other sensitive land uses

Given the adjacent land use categories of LDR to the north and west, the proposed land use amendment would result in an incompatible and inappropriate intensive industrial use nearby single-family homes with insufficient (less than 100 ft.) transitional, less intense land use category between the Heavy Industrial and Low Density Residential. Therefore, Sunshine Organics and Compost is not consistent with the intent of the 2030 Comprehensive Plan. A description of the category is noted below.

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

No. This proposed rezoning to Planned Unit Development is inconsistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Goal 3

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

There is a lack of transition present in the proposal. The 440 feet wide site, from north to south, goes from the industrial uses of a proposed compost processing area and wood shipping area, to a 25 feet buffer abutting a residential ROW approximately 50 feet wide and then single-family dwellings. The proposed buffer is not sufficient. The site plan indicates a 25 feet buffer including; a Stormwater drainage swale and a perimeter fence. The fence currently installed is a six-foot tall chain link fence. There is no mention of the protection of the existing trees on site, which provide a better visual buffer than a chain-link fence. The transition of intensity is absent. There will be a debris, noise, smells and traffic increase with the presence of the proposed use.

Policy 3.2.12

The City shall designate areas inappropriate for less intense development due to conditions such as excessive noise levels and incompatible surrounding land uses for intense commercial and light industrial use. Require that these intense commercial uses are appropriately buffered from adjacent residential or retail commercial development. Uses in the airport noise/accident zones and other restricted use areas however, shall be guided by the provisions in the Land Development Regulations for such areas.

The property allows of light industrial uses as defined in Sec. 656.322 which are more appropriate at the location. The proposed Heavy Industrial use and uses defined in the PUD along with the proposed land use change do not provide a transition to the residential uses and intensifies the uses. There will be an increase in noise on the property due to the mulching, trucking, and other outdoor activities but also an increase in smells, which cannot be buffered or controlled, when outdoors.

The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:

Industrial Zones

The subject property is located within the "Industrial Situational Compatibility" Zone. "Industrial Sanctuary" and "Industrial Situational Compatibility" Zones are areas identified on the Industrial Preservation Map (Map L-23) of the Future Land Use Map series of the Future Land Use Element of the 2030 Comprehensive Plan as strategically located industrial lands for future industrial expansion and economic development.

Future Land Use Element

Policy 3.2.29

The City shall continue to update its comprehensive inventory and mapping of Industrial lands to identify and protect existing strategically located industrial lands for future expansion and economic development. These areas are crucial to the long term economic well-being of the City and are identified on the Industrial Preservation Map (Map L-23) as "Industrial Sanctuary" or "Areas of Situational Compatibility".

Policy 3.2.30

The area shown on the Industrial Preservation Map (Map L-23) as "Industrial Sanctuary" or "Areas of Situational Compatibility" are presumed to be appropriate for land use map amendments to industrial categories, subject to a case-by-case review of consistency with State and regional plans and the Comprehensive Plan.

Sec. 656.399.41 defines the designation of a situation compatibility overlay zone with the following criteria:

- (1)The area of situational compatibility is located in the Future Land Use Map series of the 2030 Comprehensive Plan designated for industrial use;
- (2)The area of situational compatibility is presently zoned for industrial use;
- (3)The area of situational compatibility consists of industrial uses;
- (4)The area of situational compatibility may be described by a reasonably delineated boundary line.

(5)The area of situational compatibility is an area that may be suitable for industrial uses under certain circumstances.

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

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations but staff does not support the proposed Land Use Amendment and PUD as it is not compatible with the surrounding area and does not promote the Comprehensive Plan's GOPs.

(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): LI. There is a companion Application for Small-Scale Land Use Amendment L-5495-20C (Ord. 2020-744) that seeks to amend the portion of land that is within the LI land use category to HI. The Planning and Development Department finds that the proposed PUD is inconsistent 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. There is nothing recorded or applied for in the concurrency system regarding the proposed project but the proposed use may not need to apply for mobility/CRC. CMMSO will determine after the outcome of this Ordinance.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for outdoor composting and mulching. 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 because the project does not have any residential component.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- o The use of existing and proposed landscaping: The site plan depicts a 25 feet buffer, which contains a Stormwater drainage swale area. The Written Description states that the

Landscaping will comply with Part 12 of the Zoning Code. There is no indication that the existing fence will be replaced for visual screening or the preservation of existing foliage on site.

- Traffic and pedestrian circulation patterns: The Entrance Gate to the facility is at the southern property line, near the railroad.
- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD, which includes any existing or planned use of such lands: The location of the materials for composting are on the northern portion of the property, as depicted on the site plan. The compost processing area makes up approximately a third of the property, in the northeastern corner of the property. The designated area is less than 100 feet from residential dwellings in the area. The proposed location of the wood chip grinder is also within 200 feet of the residential dwellings.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds the site plan and proposed use to be externally incompatible with the surrounding area, as defined below:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The location of the materials for composting are on the northern portion of the property, as depicted on the site plan. The compost processing area makes up approximately a third of the property, in the northeastern corner of the property. The designated area is less than 100 feet from residential dwellings in the area. The proposed location of the wood chip grinder is also within 200 feet of the residential dwellings. There is no indication that the existing fence will be replaced for visual screening or the preservation of existing foliage on site.
- The type, number and location of surrounding external uses: The effected parties are 17 single family dwelling residents. Along 55th Street, there are 16 single-family dwellings directly across from the proposed facility. There is an addition home across Buffalo Avenue which will be effected. With the proposed 25 feet buffer and ROW, the properties are approximately 75 feet from the proposed composting and mulching activity.
- 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	LDR	RLD-60	Single Family Dwellings
South			Railroad
East	HI	IH	Vacant Industrial
West			Railroad

(6) Intensity of Development

The proposed development is inconsistent with the LI functional land use category because the proposed activity is outdoor which is not supported. Therefore, the applicant has applied for a Land Use Amendment to HI. HI is consistent with the proposed activity; however, Staff does not find the HI land use category compatible with the surrounding area is an intensification of allowed uses without appropriate transition to the LDR land use category directly to the north. The PUD is inappropriate at this location.

- The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The location of the materials for composting are on the northern portion of the property, as depicted on the site plan. The compost processing area makes up approximately a third of the property (approximately 2.5-3 acres of land), in the northeastern corner of the property. The designated area is less than 100 feet from residential dwellings in the area. The proposed location of the wood chip grinder is also within 200 feet of the residential dwellings.
- The existing residential density and intensity of use of surrounding lands: Conservatively, there are 200 single-family homes within a quarter (0.25) mile of the proposed composting area. Depending on the direction of the prevailing wind, those homes will be effected by the smell of the mulching and composting proposed to be done on this site.
- Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare and safety: Not only is the outdoor activity going to give off an odor, delivery trucks and heavy machinery will bring added daily noise to the site and the mulching process and spreading of the mulch will product added dust and particles into the air.

(7) Usable open spaces plazas, recreation areas.

Not required for commercial/industrial use.

(8) Impact on wetlands

There are no jurisdictional or isolated wetlands on the Property.
There was a former retention pond on the property. The 1.6-acre pond was filled approximately 10 years ago.

(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 site will be developed in accordance with Part 6 of the Zoning Code.

Traffic Engineering has no comment.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

On January 6, 2020, the applicant provides evidence of their REZONING notice sign posted on the subject property.

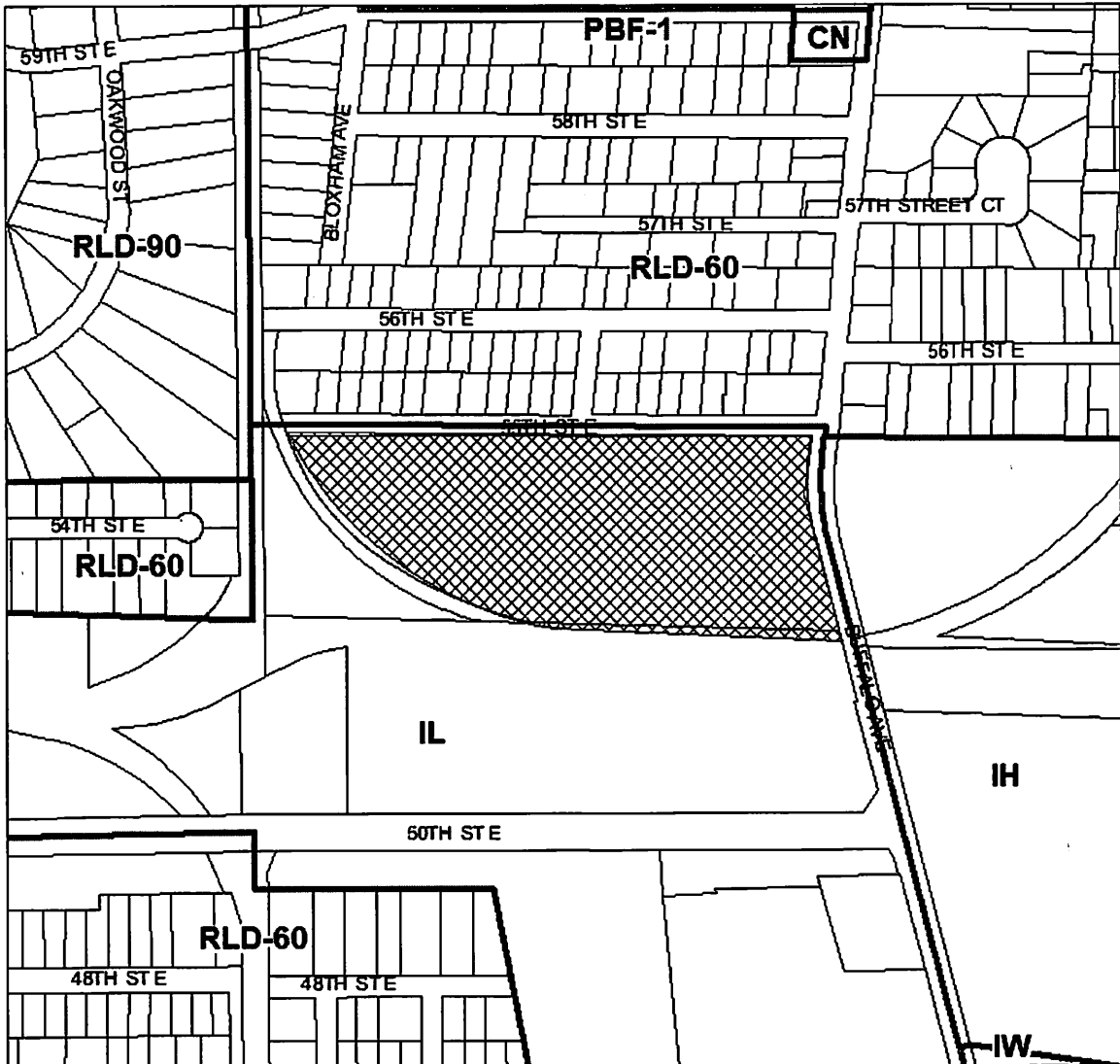


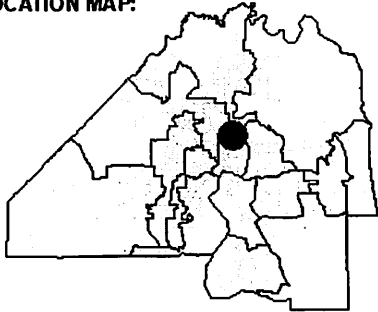

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2020-745 be **DENIED with the following exhibits:**

1. The original legal description dated November 23, 2020
2. The original written description dated October 29, 2020
3. The original site plan dated October 2020

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2020-745 be **DENIED**.



<p>REQUEST SOUGHT:</p> <p>FROM: IL</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 130 260 520</p> <p>Feet</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2020-0745</p>	<p>TRACKING NUMBER</p> <p>T-2020-3130</p>	<p>COUNCIL DISTRICT:</p> <p>7</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>



21 West Church Street
Jacksonville, Florida 32202-3139

December 14, 2020

MEMORANDUM

To: Planning and Development Department

From: Susan R. West, PE
JEA

Subject: PUD Zoning Application
Sunshine Organics PUD
ORD 2020-0745

PUD application for an industrial development. JEA Availability Letter 2020-3705 was issued on 11/03/2020 for 1,000 gpd. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval. Industrial effluent and/or process water may require pretreatment prior to discharge to JEA facilities.

Additional service and design elements will be addressed following applicant's construction plan review submittal. If you have any questions, please call or email me directly at 904-665-7980 or westsr@jea.com.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2020-0745 **Staff Sign-Off/Date** CMQ / 11/20/2020
Filing Date 12/08/2020 **Number of Signs to Post** 9
Hearing Dates:
1st City Council 01/26/2021 **Planning Commission** 01/21/2021
Land Use & Zoning 02/02/2021 **2nd City Council** 02/09/2021
Neighborhood Association TROUT RIVER; PANAMA PARK NHC ASSOC
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3130 **Application Status** PENDING
Date Started 09/14/2020 **Date Submitted** 09/15/2020

General Information On Applicant

Last Name KRECHOWSKI **First Name** PATRICK **Middle Name** W
Company Name BALCH AND BINGHAM, LLP
Mailing Address 1 INDEPENDENT DRIVE, SUITE 1800
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9043486877 **Fax** 8662261996 **Email** PKRECHOWSKI@BALCH.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name GROSSE **First Name** BARRY **Middle Name**
Company/Trust Name BUFFALO LAND & TIMBER LLC
Mailing Address 3659 RUBIN ROAD
City JACKSONVILLE **State** FL **Zip Code** 32257
Phone 8434081902 **Fax** **Email** BARRYGROSSE@GMAIL.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) Z-3130

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 111121 0000	7	5	IL	

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

Existing Land Use Category

LI

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 10.92

Development Number

Proposed PUD Name SUNSHINE ORGANICS & COMPOST

Justification For Rezoning Application

REZONING TO PUD TO ACCOMMODATE SOLID WASTE (FOOD PRODUCTS/ORGANICS) FACILITY.

Location Of Property

General Location

STOCKTONS S/D

House # 0 **Street Name, Type and Direction** BUFFALO AVE **Zip Code** 32208

Between Streets
55 STREET E

and 50TH STREET E

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
10.92 Acres @ \$10.00 /acre: \$110.00
- 3) Plus Notification Costs Per Addressee
73 Notifications @ \$7.00 /each: \$511.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$0.01

NOTE: Advertising Costs To Be Billed to Owner/Agent



10250 Normandy Blvd.
Suite 604
Jacksonville, FL 32221

Telephone (904) 619-6630
Fax (904) 619-6786
E-mail Don@Johnson-Surveying.com

Buffalo Avenue Parcel A

A PORTION OF TRACT NO. 1, TELFAIR STOCKTON'S SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 6, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF LOT 26, LAWTON'S SUBDIVISION OF PANAMA PARK, AS RECORDED IN DEED BOOK AB, PAGE 560, OF THE FORMER PUBLIC RECORDS OF SAID COUNTY. BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT NO. 1, TELFAIR STOCKTON'S SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 6, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THENCE N14°16'55"W ALONG THE EASTERLY LINE OF SAID TRACT NO.1 A DISTANCE OF 346.33' TO A POINT; THENCE N06°29'05"E A DISTANCE OF 91.45' TO A POINT; THENCE N89°31'00"W ALONG A LINE 50' SOUTH OF AND PARALLEL TO THE NORTHERLY LINE OF SAID TRACT NO. 1 A DISTANCE OF 890.82' TO A POINT; THENCE S00°29'00"W A DISTANCE OF 39.00' TO A POINT; THENCE N89°31'00"W ALONG A LINE 89' SOUTH OF AND PARALLEL TO SAID NORTHERLY LINE A DISTANCE OF 135.48' TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 14'; THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 32.14', SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S24°43'11"W 25.53', TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 779.10'; THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 535.10', SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S60°43'11"E 524.64', TO A POINT; THENCE S09°27'46"W A DISTANCE OF 89.00' TO THE SOUTHERLY LINE OF SAID TRACT NO. 1; THENCE S87°33'19"E ALONG SAID SOUTHERLY LINE A DISTANCE OF 670.00' TO THE POINT OF BEGINNING.

CONTAINING 7.97 ACRES MORE OR LESS.

SUBJECT TO A 20' EASEMENT FOR DRIVEWAY PURPOSES TO A.C.L. RAILROAD.

Donald M. Johnson Jr.
Professional Surveyor and Mapper
Florida Registration No. 5613
Johnson Surveying and Mapping, Inc.
Licensed Business No. 7944

10250 Normandy Blvd.
Suite 604
Jacksonville, FL 32221

Telephone (904) 619-6630
Fax (904) 619-6786
E-mail Don@Johnson-
Surveying.com

Buffalo Avenue Parcel B

A PORTION OF TRACT NO. 1, TELFAIR STOCKTON'S SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 6, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF LOT 26, LAWTON'S SUBDIVISION OF PANAMA PARK, AS RECORDED IN DEED BOOK AB, PAGE 560, OF THE FORMER PUBLIC RECORDS OF SAID COUNTY. BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT NO. 1, TELFAIR STOCKTON'S SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 6, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THENCE S06°29'05"W ALONG THE EASTERLY LINE OF SAID TRACT NO. 1 A DISTANCE OF 50.28' TO A POINT; THENCE N89°31'00"W ALONG A LINE 50' SOUTH OF AND PARALLEL TO THE NORTHERLY LINE OF SAID TRACT NO. 1 A DISTANCE OF 890.82' TO A POINT; THENCE S00°29'00"W A DISTANCE OF 39.00' TO A POINT; THENCE N89°31'00"W ALONG A LINE 89' SOUTH OF AND PARALLEL TO SAID NORTHERLY LINE A DISTANCE OF 135.48' TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 14'; THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 32.14', SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S24°43'11"W 25.53', TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 779.10'; THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 535.10', SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S60°43'11"E 524.64', TO A POINT; THENCE S09°27'46"W A DISTANCE OF 89.00' TO THE SOUTHERLY LINE OF SAID TRACT NO. 1 AND THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 868.14'; THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 805.14', SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N53°50'24"W 776.59', TO THE NORTHWEST CORNER OF SAID TRACT NO. 1; THENCE S89°31'00"E ALONG THE NORTHERLY LINE OF SAID TRACT NO. 1, A DISTANCE OF 1227.00' TO THE POINT OF BEGINNING.

CONTAINING 2.95 ACRES MORE OR LESS.

SUBJECT TO A 20' EASEMENT FOR DRIVEWAY PURPOSES TO A.C.L. RAILROAD.

Donald M. Johnson Jr.
Professional Surveyor and Mapper
Florida Registration No. 5613
Johnson Surveying and Mapping, Inc.
Licensed Business No. 7944

Exhibit D

WRITTEN DESCRIPTION

SUNSHINE ORGANICS & COMPOST

(October 29, 2020)

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

0 Buffalo Avenue, RE Parcel ID # 111121 000, 10.76 total acres; Existing use is a Source Separated Organics Processing Facility (SOPF) focused on wood processing. Types of surrounding businesses include low density residential, fuel storage and distribution, railroads, other light industrial. Proposed use is food and organic compost facility.

B. Project Name: *Sunshine Organics & Compost*

C. Project Architect/Planner: *Terracon Consultants*

D. Project Engineer: *Almond Engineering*

E. Project Developer: *Sunshine Organics & Compost, LLC*

1) Current Land Use Designation: *Light Industrial*

2) Current Zoning District: *IL*

F. Requested Zoning District: *PUD*

G. Real Estate Number(s); *111121 0000*

II. QUANTITATIVE DATA

A. Total Acreage: *10.76 Acres*

B. Total number of dwelling units: *0*

C. Total amount of non-residential floor area: *0*

D. Total amount of recreation area: *0*

E. Total amount of open space: *10.76 acres*

F. Total amount of public/private rights-of-way: *0*

G. Total amount of land coverage of all buildings and structures: 0

H. Phase of schedule of construction (include initiation dates and completion dates):

Construction to begin upon receipt of applicable building permits; all site work to be completed within 150 days thereafter.

III. STATEMENTS

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

The proposed PUD includes a single parcel currently zoned IL (Light Industrial). The intended use of the property is going to be changed from SOPF wood processing/mulching to PUD to accommodate a food/organics compost facility, which is considered a solid waste facility. All uses in the PUD shall be allowed in the HI land use category. The LI portion of the PUD will be primarily used as retention on site.

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 owner and its successors, assigns and lessees will continue to operate and maintain all areas and functions of the Property described herein.

IV. USES AND RESTRICTIONS

The property is located in the Industrial Situational Compatibility Area and per the City's Comprehensive Plan, solid waste management facilities, including composting and recycling operations, are allowed as Secondary Uses in LI.

A. Permitted Uses:

1. *Outdoor processing and composting of source-separated food products (not to include meat, poultry, fish or similar animal food products), including:*
 - a. *Truck delivery of tree and food waste/debris;*
 - b. *Mulching of tree waste/debris;*
 - c. *Dumping, mixing and outdoor containment of mulch and source separated food waste;*
 - d. *On-site transporting and mixing of compost materials, and;*
 - e. *Truck loading of compost material for off-site delivery.*
2. *An industrial, manufacturing, distribution, storage or wholesaling use which is otherwise lawful, except those uses listed hereunder as being permissible only by exception.*

3. *Service establishments catering to commerce and industry, including, linen supply, laundry and dry cleaning plants, freight movers, communications services, business machine services, sign companies.*
4. *Hiring and union halls, employment agencies, and day labor pools.*
5. *Automobile service stations, major repair or service garages, truck stops, mobile car detailing, auto laundry, and automated car washes meeting the performance standards and development criteria set forth in Part 4, and similar uses.*
6. *Freight, trucking, shipping or other transportation terminals.*
7. *Outdoor storage yards and lots including automobile wrecking or storage yards and junkyards (but not scrap processing yards) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque.*
8. *Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4.*
9. *Bulk storage of flammable liquids, but not refining or processing 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 solid.*
10. *Trade and technical training facilities, vocation and industrial schools.*
11. *All types of professional and business offices.*
12. *Medical and dental offices and medical clinics.*
13. *Retail sale of heavy machinery and equipment, boats, farm equipment, machinery supplies, lumber and building supplies and similar uses.*
14. *Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.*
15. *Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.*
16. *Establishments engaged in the manufacturing of paints, varnishes, lacquers, enamels and shellac, putties, wood fillers and sealers, paint and varnish removers, paint brush cleaners and allied products, but excluding therefrom the manufacturing of the resins and other components from which such products are manufactured.*
17. *Waste tire site, waste tire processing center, or tire recycling, as defined in Rule 62-701, Florida Administrative Code (Solid Waste Management Facilities) and Section 403.717, Florida Statutes (Waste tire and lead-acid battery requirements).*

B. Permissible Uses by Exception:

1. *Scrap processing, outdoor, unclean activity meeting the performance standards and development criteria set forth in Part 4.*
2. *Facilities for recycling construction demolition debris, meeting the performance standards and development criteria set forth in Part 4.*

3. *Paper and pulp manufacture.*
4. *Outdoor storage of scrap or processed scrap generated through scrap processing, indoor, clean activity.*
5. *Construction and demolition recycling facilities.*
6. *Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.*
7. *Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.*
8. *Commercial retail and service establishments in support of an industrial use.*
9. *Sanitary landfills and construction and demolition debris landfills meeting the performance standards and development criteria set forth in Part 4.*
10. *Automobile service stations, major repair or service garages, truck stops, manual car wash, and similar uses.*

C. Limitations on Permitted and Permissible Uses by Exception: *See above.*

D. Permitted Accessory Uses and Structures: *Those authorized in Section 656.403*

E. Restrictions on Uses: *None.*

V. DESIGN GUIDELINES

A. Lot Requirements:

- 1) *Minimum lot area: None.*
- 2) *Minimum lot width: None.*
- 3) *Maximum lot coverage: None.*
- 4) *Minimum front yard: None.*
- 5) *Minimum side yard: None.*
- 6) *Minimum rear yard: None.*
- 7) *Maximum height of structure: None.*

B. Ingress, Egress and Circulation:

1) *Parking Requirements.* The parking required for this development generally meets the requirements of Part 6 of the Zoning Code.

2) *Vehicular Access.*

- a. Primary vehicular access to the Property shall be by way of Buffalo Avenue, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

Signage shall be the same as in CCG, CCBD and CR zoning districts, as permitted by Part 13, Chapter 656, Zoning Code.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space:

No dedicated recreation or open space is required.

F. Utilities.

Water, electric and sanitary sewer (if needed) will be provided by JEA.

G. Wetlands

There are no jurisdictional or isolated wetlands on the Property.

VI. 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.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

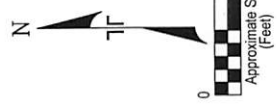
- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.**
- D. Provides a needed service of food and organics composting/recycling for the greater Jacksonville area.**



1-MILE A.P.E.

SITE



0 1400
Approximate Scale
(Feet)

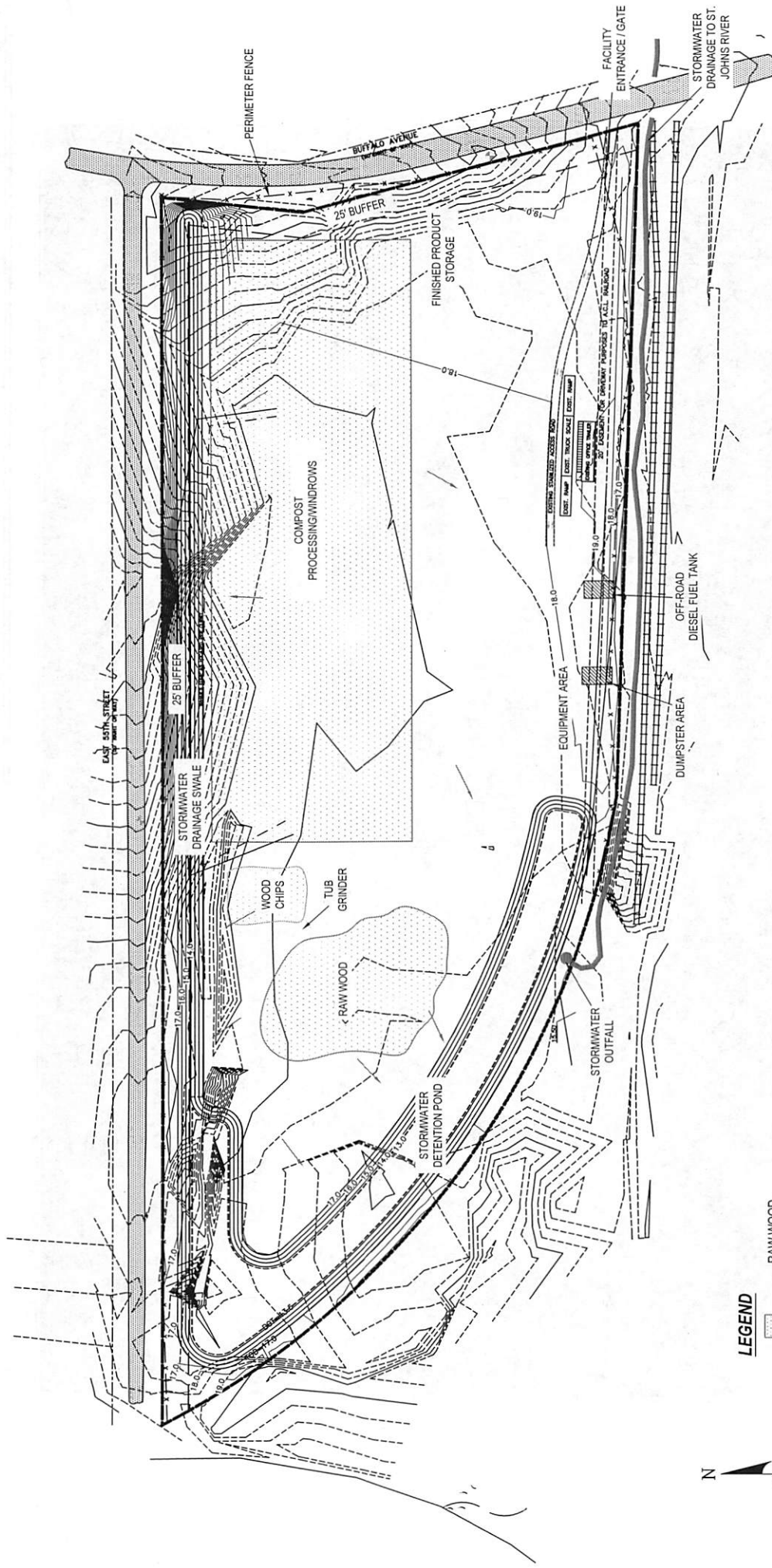
THIS DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

Project No.	EJ197016
Scale	AS SHOWN
Drawn By	RLW
Checked By	CHIMRF
Approved By	CH
File No.	EJ197016-1
Date	OCTOBER 2020

Terracon
Consulting Engineers and Scientists
2105 Macarthur Blvd., Ste. 600, Jacksonville, GA 32243
770.933.9235

GENERAL LAYOUT MAP
SUNSHINE ORGANICS COMPOSTING OPERATION
6478 BUFFALO AVENUE
JACKSONVILLE, FL

EXHIBIT
1



LEGEND

- RAW WOOD
- WOOD CHIPS
- COMPOST PILES/WINDROWS
- PERIMETER FENCE
- STORMWATER PATHWAY



THIS DRAWING IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Mgr:	CH	Project No.:	EJ197016
Drawn By:	RLW	Scale:	AS SHOWN
Checked By:	CHIMRE	File No.:	EJ197016-2
Approved By:	CH	Date:	OCTOBER 2020

Terracon
 Consulting Engineers and Scientists
 2105 Newbold Place, Ste. 600, Lawrenceville, GA 30043
 (770) 962-0785

SITE PLAN
 SUNSHINE ORGANICS COMPOSTING OPERATION
 6478 BUFFALO AVENUE
 JACKSONVILLE, FL

EXHIBIT F

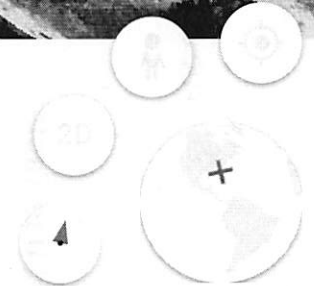
PUD Name

Land Use Table

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



100%



Camera: 339 m 30°22'54"N 81°38'21"W 12 m



Availability Letter

Patrick Krechowski

11/3/2020

Sunshine Organics & Compost LLC

1 Independent Dr Ste 1800

Jacksonville, Florida 32202

Project Name: Sunshine Organics & Compost

Availability #: 2020-3705

Attn: Patrick Krechowski

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

Point of Connection:

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

Main Extensions and/or Offsite Improvements:

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

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

Reservation of Capacity:

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

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

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2020-3705

Request Received On: 10/29/2020

Availability Response: 11/3/2020

Prepared by: Corey Cooper

Expiration Date: 11/03/2022

Project Information

Name: Sunshine Organics & Compost

Address:

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 1000

Parcel Number: 111121 0000

Location:

Description: Source separated food waste compost processing.

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 8-inch water main within Buffalo Ave. ROW.

Connection Point #2:

Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required. For the estimated cost of connecting to the JEA system, please submit request via Sages

Water Special Conditions: under Step 2 with APPROVED plans showing where the proposed connections will be installed.

Plans must be accompanied with fire flow calculations both need to be signed and sealed by a licensed engineer.

Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Existing gravity sewer manhole within 55th St. E ROW.

Connection Point #2: Existing 4-inch LPS main within 55th St. E. ROW.

Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. If gravity flow cannot be achieved, then 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.). If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program by

Sewer Special Conditions: entering your availability number and accessing the project portal. Development Meeting, and Plan Submittal requests can be made within Step 2 of the project portal. Prior to service being activated, JEA must receive a signed LPS agreement per address. For the estimated cost of connecting to the JEA system request a special estimate through the JEA Sages program by entering your availability number and accessing the project portal. Special Estimate requests can be made within Step 2 of the project portal.

Reclaimed Water Connection

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

Electric Availability:

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

General Conditions: