

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2015-848 TO**

**PLANNED UNIT DEVELOPMENT**

**JANUARY 21, 2016**

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 **2015-848** to Planned Unit Development.

*Location:* 3141 Beaver Street West between Detroit Street and Melson Avenue

*Real Estate Number(s):* 057536-0000

*Current Zoning District:* Planned Unit Development (PUD 1996-1049)

*Proposed Zoning District:* Planned Unit Development (PUD)

*Current Land Use Category:* Community General Commercial (CGC)

*Planning District:* Northwest, District 5

*Planning Commissioner:* Ben Davis

*City Council District:* The Honorable Garrett L. Davis, District 9

*Applicant/Agent:* Addie Yarborough  
1300 Beaver Street West  
Jacksonville, Florida 32209

*Owner:* WE Clayton, Inc.  
WE Clayton and Emma B. Clayton  
4991 Soutel Drive  
Jacksonville, Florida 32208

*Staff Recommendation:* **APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development **2015-848** seeks to rezone approximately 2.03 acres of land from PUD to PUD. The rezoning to PUD is being sought so that the property can be

developed for the repairs, construction and selling of wood pallets and to park company vehicles. The existing buildings will remain. The property was rezoned in 1996 from CCG-2 to PUD to allow for the parking a maximum of 40 tour and school buses only.

### **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.

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

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. Community General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

Compatibility with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor. In addition, all development on sites which abut a Low Density Residential and/or Rural Residential land use designation shall provide the following: A scale transition as defined and illustrated in this element. When developing mixed uses, residential uses shall be arranged on the site to provide a use transition between new non-residential uses and the protected abutting residential land uses to the greatest extent feasible. Elements such as yards, open space, at-grade parking and perimeter walls shall be arranged, designed and landscaped in a manner compatible with adjacent areas to serve as a visual buffering element.

CGC in the Urban Priority Area is intended to provide compact development which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Development that includes

residential uses is preferred to provide support for commercial and other uses. A combination of compatible mixed uses should be vertically integrated within a multistory building. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services and which abut a roadway classified as an arterial or higher on the Functional Highway Classification Map.

The uses provided herein shall be applicable to all CGC sites within the Urban Priority Area.

**Principal Uses:** Commercial retail sales and service establishments including auto sales; Restaurants; Hotel and motel; Office, Business and Professional Office including veterinary office; Financial institutions; Commercial recreational and entertainment facilities; Off street parking lots and garages; Filling stations

**Secondary Uses:** Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Group care facilities; Transportation terminals and facilities (but not freight or truck terminals); Personal property storage establishments; Building trade contractors; Rescue missions; and Day labor pools.

**Accessory Uses:** Warehousing, light manufacturing and fabricating may be permitted provided it is part of a commercial retail sales or service establishment, and the accessory use shall be located on a road classified as collector or higher on the Functional Highway Classification Map.

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

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

*(3) 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 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): Community General Commercial (CGC). 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:

FLUE Policy 1.1.11 Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

FLUE 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.

FLUE 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.

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

FLUE Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

*(2) Consistency with the Concurrency Mobility and Management System*

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

*(3) Allocation of residential land use*

This proposed Planned Unit Development intends to utilize lands for a commercial development. 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 perimeter landscaping is lacking at the site. The Department is recommending the site be brought into compliance with the perimeter landscaping regulations along Beaver Street West and Melson Avenue. This will improve the visual aesthetics along the commercial corridor and aid in screening the storage area.

The use of topography, physical environment and other natural features: There are no important topographical features on the site.

Traffic and pedestrian circulation patterns: The driveway access points on Beaver Street are determined by FDOT. FDOT comments were related to the Level of Service (LOS) and the capacity. The City Traffic engineer recommends the southernmost access point on Melson be closed and realigned with Mabry Terrace.

The particular land uses proposed and the conditions and limitations thereon: The written description indicates the hours of operation for the business. The Department considers the hours typical of the similar businesses in the area and will not create any adverse impact to the area.

*(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:

Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The Department has concerns about potential impacts along the north property line which borders single family dwellings. The Department is recommending a 20 foot wide landscape buffer, 8 foot high fence and additional landscaping to reduce the potential impacts.

The type, number and location of surrounding external uses: The proposed development is located in a commercial/industrial corridor with intensive CCG-2 along the north side of Beaver Street and IL zoning on the south side. A pallet repair and storage facility at this location is consistent with the other uses in the area.

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	LI	IL	Industrial uses
East	CGC	CCG-2	Undeveloped
West	LDR	RLD-60	Single family dwellings
	CGC	CCG-2	Electrical contractor

*(6) Intensity of Development*

The proposed development is consistent with the CGC functional land use category as a single-use commercial development. The PUD is appropriate at this location because it is similar in scope to the existing uses along this commercial/industrial corridor.

*(7) Usable open spaces plazas, recreation areas.*

The project is not required to provide a recreation area.

*(8) Impact on wetlands*

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands 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 site will be developed in accordance with Part 6 of the Zoning Code.

*(11) Sidewalks, trails, and bikeways*

There are existing sidewalks on Beaver Street and Melson Avenue.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on January 11, 2016, the required Notice of Public Hearing sign was posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2015-848** be **APPROVED with the following exhibits:**

1. The original legal description dated June 8, 2015.
2. The original written description dated July 7, 2015.
3. The original site plan dated November 19, 2105.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated December 21, 2015 or as otherwise approved by the Planning and Development Department.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2015-848** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. There shall be a twenty (20) feet wide undisturbed landscape buffer along the north property line.
2. The owner shall install and maintain within the undisturbed landscape buffer an eight (8) feet high, 85% opaque fence and one tree, 2 inch caliper minimum, spaced every twenty-five (25) feet. Existing trees shall count toward this requirement.
3. Pallets shall not be stored over ten (10) feet in height.
4. The property shall comply with the landscaping regulations pursuant to Section 656.1215 (a) and (b), Zoning Code.
5. No trucks shall be allowed to idle before 8:00 AM.
6. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas. All lighting lamp sources shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed twenty feet (20'). An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.





Aerial view of property.



View of adjacent undeveloped property on Beaver Street.



View of existing building on the subject property.



View of property from Beaver Street.



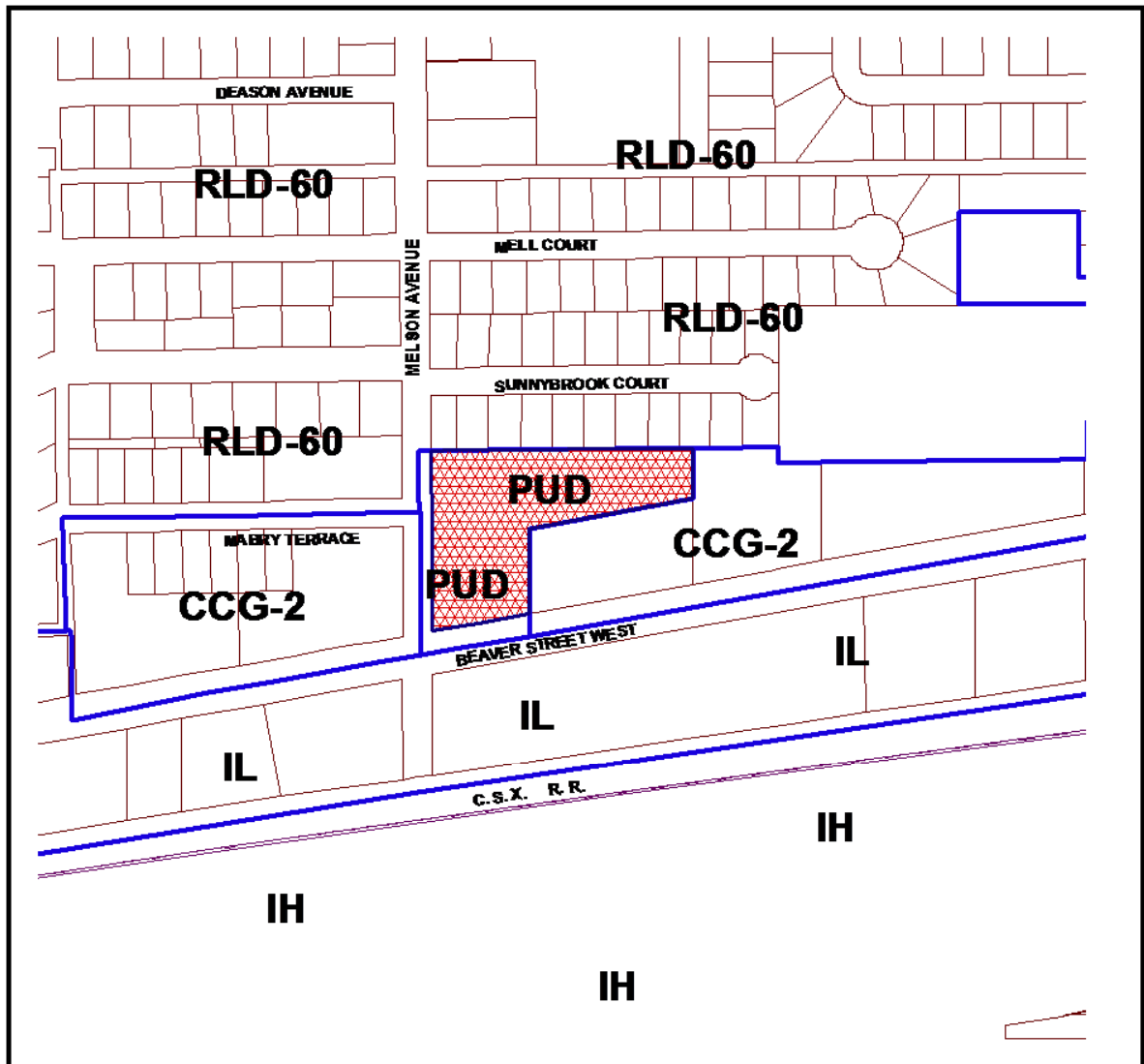
View of property from Melson Avenue.



View of property line between subject property and residential dwelling.



Existing residential dwelling across Melson Avenue from subject property.



<p>REQUEST SOUGHT:</p> <p><b>FROM: PUD</b></p> <p><b>TO: PUD</b></p>	<p>EXHIBIT 2</p>	<p>COUNCIL DISTRICT: <b>9</b></p>
<p>ORDINANCE NUMBER: <b>ORD 2015-848</b></p>	<p>TRACKING NUMBER: <b>T-2015-0914</b></p>	<p><b>Exhibit 2</b></p>

DEVELOPMENT SERVICES



December 21, 2015

**MEMORANDUM**

TO: Bruce Lewis, City Planner Supervisor  
Planning and Development Department

FROM: Lisa King  
Traffic Technician Senior

Subject: **Romero Industrial PUD  
R-2015-0848**

Upon review of the referenced application and based on the information provided to date, the Development Services Division has the following comments:

1. Beaver Street is FDOT maintained. Number, design and location of accesses to Beaver Street are determined by FDOT.
2. The existing driveway on Melson Road is too close to signalized intersection. Per Nelson Caparas, Traffic Engineer the driveway shall be closed and relocated northward to align with Mabry Terrace.
3. Signs, fences, walls and landscaping shall be located so that horizontal line of sight is unobstructed at intersections.

**Please understand that this does not constitute approval of the design elements.** Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.



**MEMORANDUM**

**DATE:** 01/11/2016

**TO:** Bruce Lewis  
City Planner Supervisor

**FROM:** Soliman Peter Salem  
City Planner II

**SUBJECT: TRANSPORTATION REVIEW OF ROMERO INDUSTRIAL PUD**

Beaver Street (US 90/SR 10), from Edgewood Avenue to McDuff Avenue, is the directly accessed functionally classified roadway. Beaver Street is a 4-lane undivided class I arterial I in this vicinity and is currently operating at an acceptable LOS C. Beaver Street segments have a maximum daily service volume of 39,800 vpd and a 2015 daily traffic volume of 12,550. This road segment currently has sufficient capacity to accommodate the traffic generated by this development. Access to this site via Beaver Street must be subject to FDOT access management requirements.

This proposal is for 2.03 acres of ITE 110 Light Industrial which would generate a total of 166 vpd and does not exceed the amount of allowable trip generation for this property.

(ITE 110 Light Industrial – 2.03 acres)

## Application For Rezoning To PUD

### Planning and Development Department Info

**Ordinance #** 2015-0848 **Staff Sign-Off/Date** BEL / 11/20/2015

**Filing Date** 12/08/2015 **Number of Signs to Post** 3

**Hearing Dates:**

**1st City Council** 01/26/2016 **Planning Commission** 01/21/2016

**Land Use & Zoning** 02/02/2016 **2nd City Council** N/A

**Neighborhood Association** NONE

**Neighborhood Action Plan/Corridor Study** LACKAWANNA NEIGHBORHOOD PLAN

### Application Info

**Tracking #** 914

**Application Status** PENDING

**Date Started** 08/07/2015

**Date Submitted** 08/07/2015

### General Information On Applicant

**Last Name**

YARBROUGH

**First Name**

ADDIE

**Middle Name**

**Company Name**

**Mailing Address**

1300 WEST BEAVER STREET

**City**

JACKSONVILLE

**State**

FL

**Zip Code** 32209

**Phone**

9043394269

**Fax**

9045862557

**Email**

GETHELPNOW@BELLSOUTH.NET

### General Information On Owner(s)

**Check to fill first Owner with Applicant Info**

**Last Name**

CLAYTON

**First Name**

WE

**Middle Name**

**Company/Trust Name**

WE CLAYTON, INC.

**Mailing Address**

4991 SOUTEL DRIVE

**City**

JACKSONVILLE

**State**

FL

**Zip Code**

32208

**Phone**

9047655505

**Fax**

9047653310

**Email**

**Last Name**

CLAYTON

**First Name**

EMMA

**Middle Name**

B

**Company/Trust Name**

**Mailing Address**



4991 SOUDEL DRIVE

**City**

JACKSONVILLE

**State**

FL

**Zip Code**

32208

**Phone**

9047655505

**Fax****Email****Property Information****Previous Zoning Application Filed For Site?** **If Yes, State Application No(s)** 1996-1049

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
	057536 0000	9	5	PUD	PUD

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

**Existing Land Use Category**

CGC

**Land Use Category Proposed?** **If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre)** 2.03**Development Number****Proposed PUD Name** ROMERO INDUSTRIAL PUD**Justification For Rezoning Application**

OWNER IS SELLING THE PROPERTY TO ROMEROS PALLETS OF JAX, LLC (WHO REPAIRS, CONSTRUCTS AND SELLS PALLETS) CONTINGENT ON THE ZONING CHANGE APPLIED FOR HEREIN.

**Location Of Property****General Location****House #**

3141

**Street Name, Type and Direction**

BEAVER ST W

**Zip Code**

32254

**Between Streets**

DETROIT STREET

and

MELSON AVENUE

**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:** \$2,000.00

**2) Plus Cost Per Acre or Portion Thereof**

**2.03 Acres @ \$10.00 /acre: \$30.00**

**3) Plus Notification Costs Per Addressee**

**59 Notifications @ \$7.00 /each: \$413.00**

**4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,443.00**

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

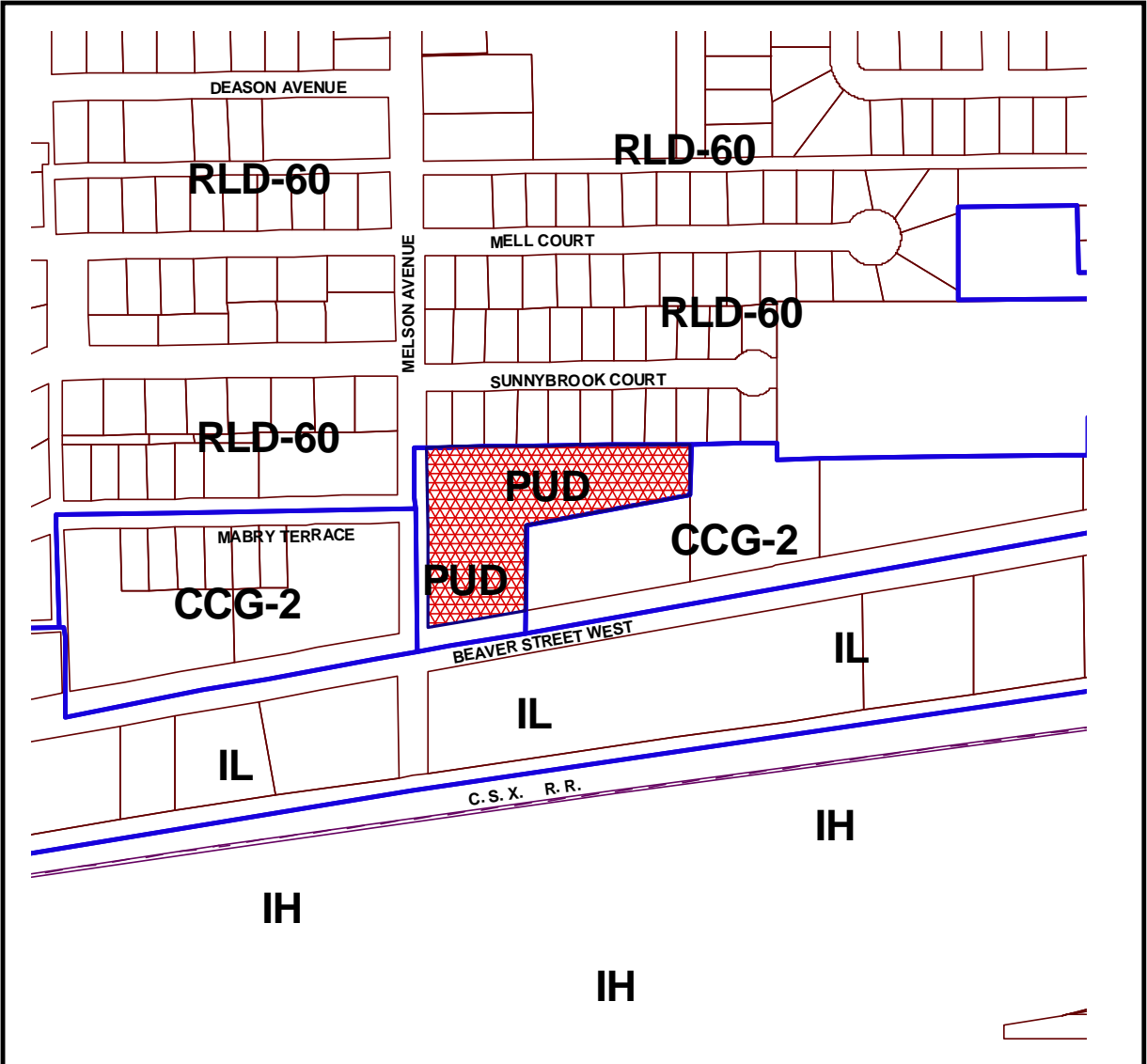
## Legal Description

Date June 8, 2015

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3151 W. BEAVER STREET 15-12 17-2S-26E 2.172 SUNNY BROOK  
GARDENS FARMS PT TRACT 3 RECD O/R 7957-2079

PHYSICAL ADDRESS: 3151 W. BEAVER STREET, JACKSONVILLE, FL 32254



<p>REQUEST SOUGHT:</p> <p><b>FROM: PUD</b></p> <p><b>TO: PUD</b></p>		<p>0 100 Feet</p> <p>COUNCIL DISTRICT:</p> <p><b>9</b></p>
<p>ORDINANCE NUMBER:</p> <p><b>ORD-0000-0000</b></p>	<p>TRACKING NUMBER:</p> <p><b>T-2015-0914</b></p>	<p><b>Exhibit 2</b></p>

# EXHIBIT A

## Property Ownership Affidavit

Date: June 9, 2015

**City of Jacksonville**  
City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 214 North Hogan Street, Edward Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, EMMA CLAYTON hereby certify that I am the  
Owner of the property described in the attached legal description, **Exhibit 1** in connection with  
filing application(s) for \_\_\_\_\_  
submitted to the Jacksonville Planning and Development Department.

Emma Clayton  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this June day of  
June (month), 2015 (year) by Emma Clayton  
who is personally known to me or has produced \_\_\_\_\_  
as identification.

Cynthia D. Thomas  
(Notary Signature)



CYNTHIA D. THOMAS  
MY COMMISSION # FF 104984  
EXPIRES: April 6, 2018  
Bonded Thru Budget Notary Services

# EXHIBIT A

## Property Ownership Affidavit

Date: June 9, 2015

### City of Jacksonville

City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 214 North Hogan Street, Edward Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, Willie E. Clayton hereby certify that I am the  
Owner of the property described in the attached legal description, **Exhibit 1** in connection with  
filing application(s) for Rezoning  
submitted to the Jacksonville Planning and Development Department.

Willie E. Clayton  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 9 day of  
June (month), 2015 (year) by Willie Clayton  
who is personally known to me or has produced  
as identification.

Cynthia D. Thomas  
(Notary Signature)



CYNTHIA D. THOMAS  
MY COMMISSION # FF 104984  
EXPIRES: April 6, 2018  
Bonded Through Budget Notary Services

**EXHIBIT B - Agent Authorization Affidavit- Property Owner**

Date: May 12, 2015

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

Re: Agent Authorization for the following site location: 3141 - 51 W. Beaver St

To Whom it May Concern: JACKSONVILLE, FL 32254

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Addie A. Varbrough and Mauricio Romero to act as agent to file application(s) for \_\_\_\_\_ 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.

If Owner is Individual:

If Owner is Entity:\*

By \_\_\_\_\_  
Print Name: \_\_\_\_\_

Print Name: W. E. Clayton Inc  
By W. E. Clayton  
Print Name: W. E. Clayton  
Its: Pres.

\*If Owner is Entity, please provide documentation illustrating that signatory is an authorized representative of Entity; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 12<sup>th</sup> day of May 2015, by W. E. Clayton, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

George A Barnes

(Signature of NOTARY PUBLIC)

George A. Barnes  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: \_\_\_\_\_



GEORGE A. BARNES  
MY COMMISSION # FF 104052  
EXPIRES: April 14, 2018  
Bonded Thru Budget Notary Services



# EXHIBIT C

## Binding Letter

Date: June 21, 2015

City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

Re: Romero Industrial PUD

Ladies and Gentlemen:

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, 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 development 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 that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: [Signature]  
(Owner's Signature)

Its: President

# Exhibit 3

## WRITTEN DESCRIPTION

### ROMERO INDUSTRIAL PUD

JULY 7, 2015

#### I. PROJECT DESCRIPTION

- A. The site is 2.03 acres, located at the corner of Beaver Street and Melson Ave, Jacksonville, FL. The existence use is for storage of buses. We are proposing to change the use to storage of pallets and the repairing and making of pallets. The terrain has a lot of tall trees which shall remain untouched as they provide a natural barrier. There is a building already there which is 3,052 square feet which shall remain and no new buildings are proposed. The normal hours of operation for Monday to Friday shall be from 8:00 am to 6:30 pm, Saturday hours are from 8:00 to 4:00 pm. During peak months May to July the hours are from 8:00 a.m. to Noon every other Sunday. The company has 4 pick up trucks and 2 trailers that is used for the business. There is a covered parking area already there which will stay. There are 2 portable sheds already on the property that will remain.
- B. Project Architect/Planner: n/a
- C. Project Engineer: n/a
- D. Project Developer: n/a
- E. Current Land Use Category: CGC
- F. Current Zoning District: PUD
- G. Requested Land Use Category: N/A
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 057536

#### II. QUANTITATIVE DATA

Total Gross Acreage	<input type="text" value="2.03"/>	acres	100	%
Amount of each different land use by acreage				
Single family	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total number of units	<input type="text"/>	d.u.		

Multiple Family	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total number of units	<input type="text"/>	d.u.		
Commercial	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Industrial	<input type="text" value="2.5"/>	acres	<input type="text" value="100"/>	%
Other land use	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Total amount of non-residential floor area	<input type="text" value="0"/>	sq. ft.	<input type="text" value="0"/>	%
Active recreation and/or open space	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Passive open space, wetlands, ponds	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Public and private right-of-way	<input type="text" value="0"/>	acres	<input type="text" value="0"/>	%
Maximum coverage of buildings and structures	<input type="text" value="5,000"/>	sq. ft.	<input type="text" value="5.6"/>	%

**III. STATEMENTS**

- A. How does the proposed PUD differ from the usual application of the Zoning Code?  
This PUD allows single use for pallet storage, construction and repair.
- 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 land owner will maintain the property as the owner.
- C. Justification for the rezoning.  
The owner is selling the property to Romero Pallets of Jacksonville, LLC (who repairs, constructs and sells pallets) contingent on the zoning change applied for herein.
- D. Phase schedule of construction (include initiation dates and completion dates):  
The only addition we are considering is a covered carport type area to be able to work in the shade. Start up within 3 to 6 months.

**IV. USES AND RESTRICTIONS**

- A. Permitted Uses: Pallet storage, repair, construction, truck/vehicle storage.

B. Permissible Uses by Exception: none

C. Limitations on Permitted or Permissible Uses by Exception: none

D. Permitted Accessory Uses and Structures: temporary/portable sheds

## V. DESIGN GUIDELINES

A. Lot Requirements:

(1) *Minimum lot area: 2.03 acres*

(2) *Minimum lot width: 100*

(3) *Maximum lot coverage: 35%*

(4) *Minimum front yard: 10'*

(5) *Minimum side yard: 10'*

(6) *Minimum rear yard: 10'*

(7) *Maximum height of structures: 30'*

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.*

a. Vehicular access to the Property shall be by way of Beaver St & Melson Ave, 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.

b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity. N/A

(3) *Pedestrian Access.*

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

C. Signs:

- (1) One (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than two hundred (200) feet apart, as provided in the Zoning Code.
- (2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

D. Landscaping:

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

E. Recreation and Open Space: N/A

A minimum of 150 square feet of active recreation area shall be provided per each multi-family dwelling unit. N/A

A minimum of 1 acre of recreation area shall be provided per every 100 single family lots. N/A

F. Utilities

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

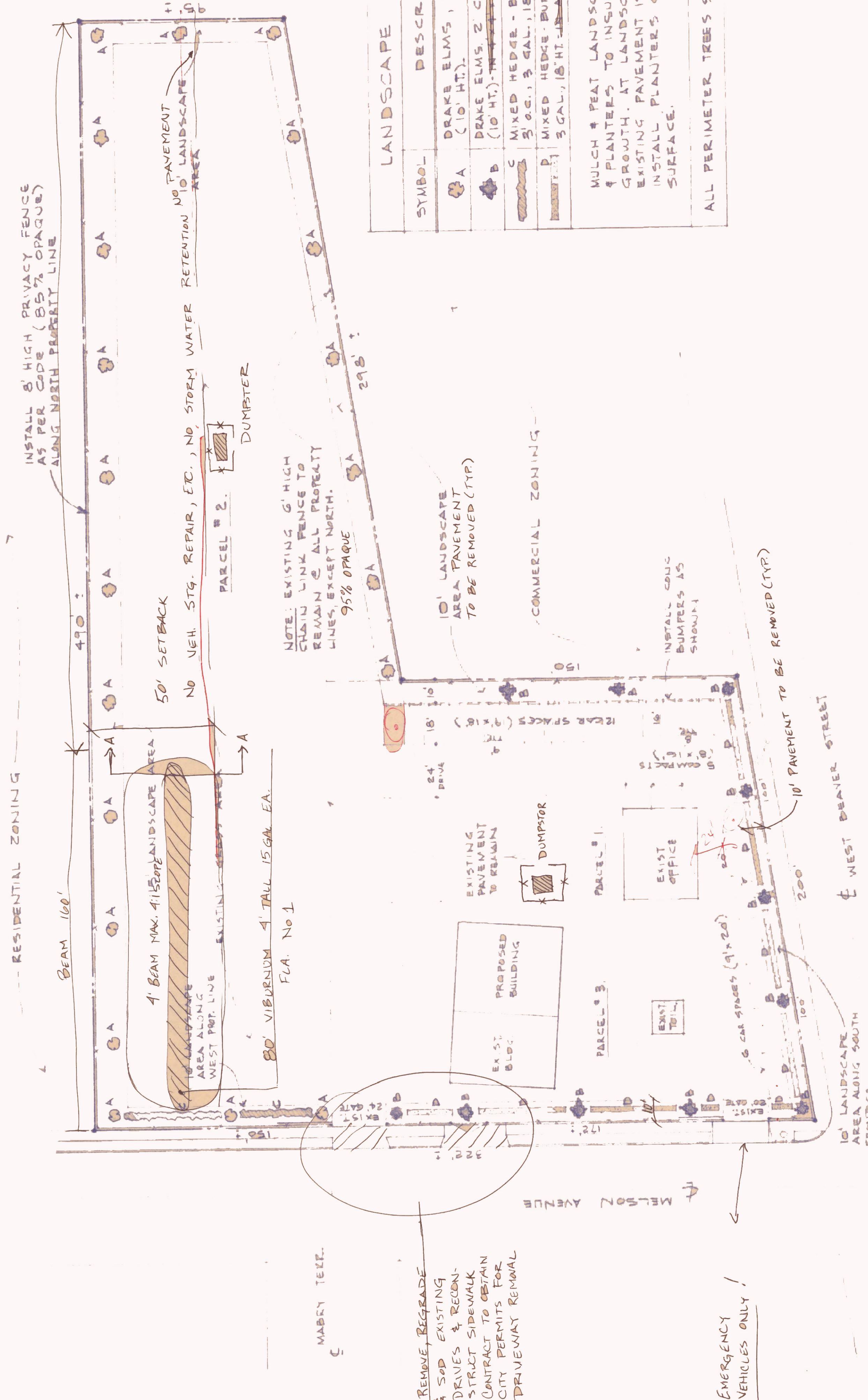
G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

## 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.

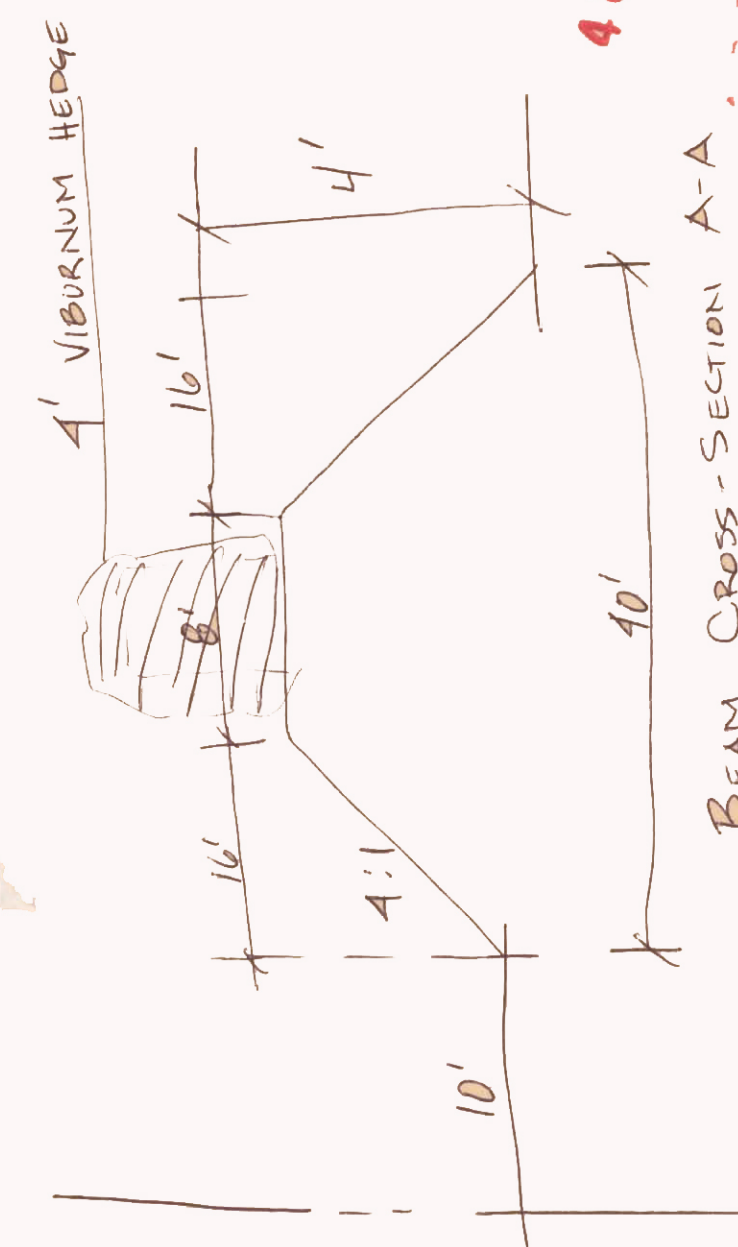
# SITE PLAN



LANDSCAPE LEGEND	
SYMBOL	DESCRIPTION
A	DRAKE ELMS, 2" CAPILER DIA. (10' HT.)
B	DRAKE ELMS, 2" CAPILER DIA. (10' HT.)
C	MIXED HEDGE - BURFORD HOLLY, 3" O.C., 3 GAL., 18" HT.
D	MIXED HEDGE - BURFORD HOLLY, 3" O.C., 3 GAL., 18" HT.

MULCH & PEAT LANDSCAPE BED AREAS & PLANTERS TO INSURE PLANT GROWTH. AT LANDSCAPE AREAS WHERE EXISTING PAVEMENT IS TO REMAIN, INSTALL PLANTERS ON PAVEMENT SURFACE.

ALL PERIMETER TREES SHALL BE 50' O.C. (MAX)



48299

Robert C. Wise  
12-17-95

Building & Zoning Interim Ord. By  
12-14-95

PROJECT: 48299  
DATE: 12-14-95

ROBERT WISE ARCHITECT A.A.  
JACKSONVILLE, FL. AR 000040

LANDSCAPE SECTION

APPROVED BY: [Signature] DATE: 10/21/11

APPROVED AS NOTED

REVISE & RESUBMIT

LEGAL

SUNNY BROOK GARDENS - FARMS  
E 100 FT. OF N. 200 FT. OF S. 150 FT.  
TRACT 3, BEING PARCEL 1, O/R T765-766.

SUNNY BROOK GARDENS - FARMS  
PT. TRACT 3 RECD. O/R T765-766  
BEING PARCEL 2.

SUNNY BROOK GARDENS - FARMS  
PT. TRACT 3 RECD. O/R T765-766  
BEING PARCEL 3.

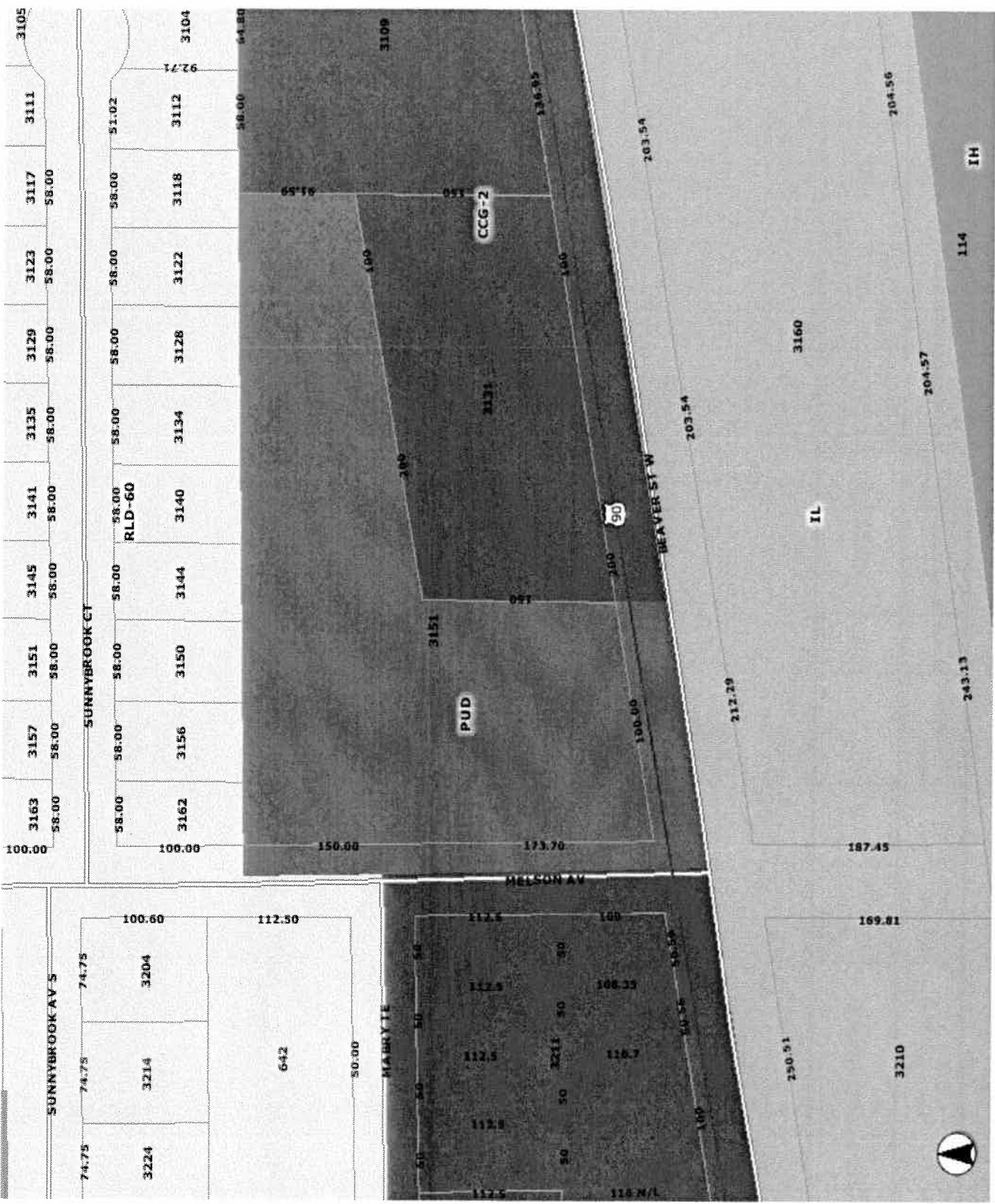
SITE PLAN  
SCALE: 1" = 30'

November 19, 2015

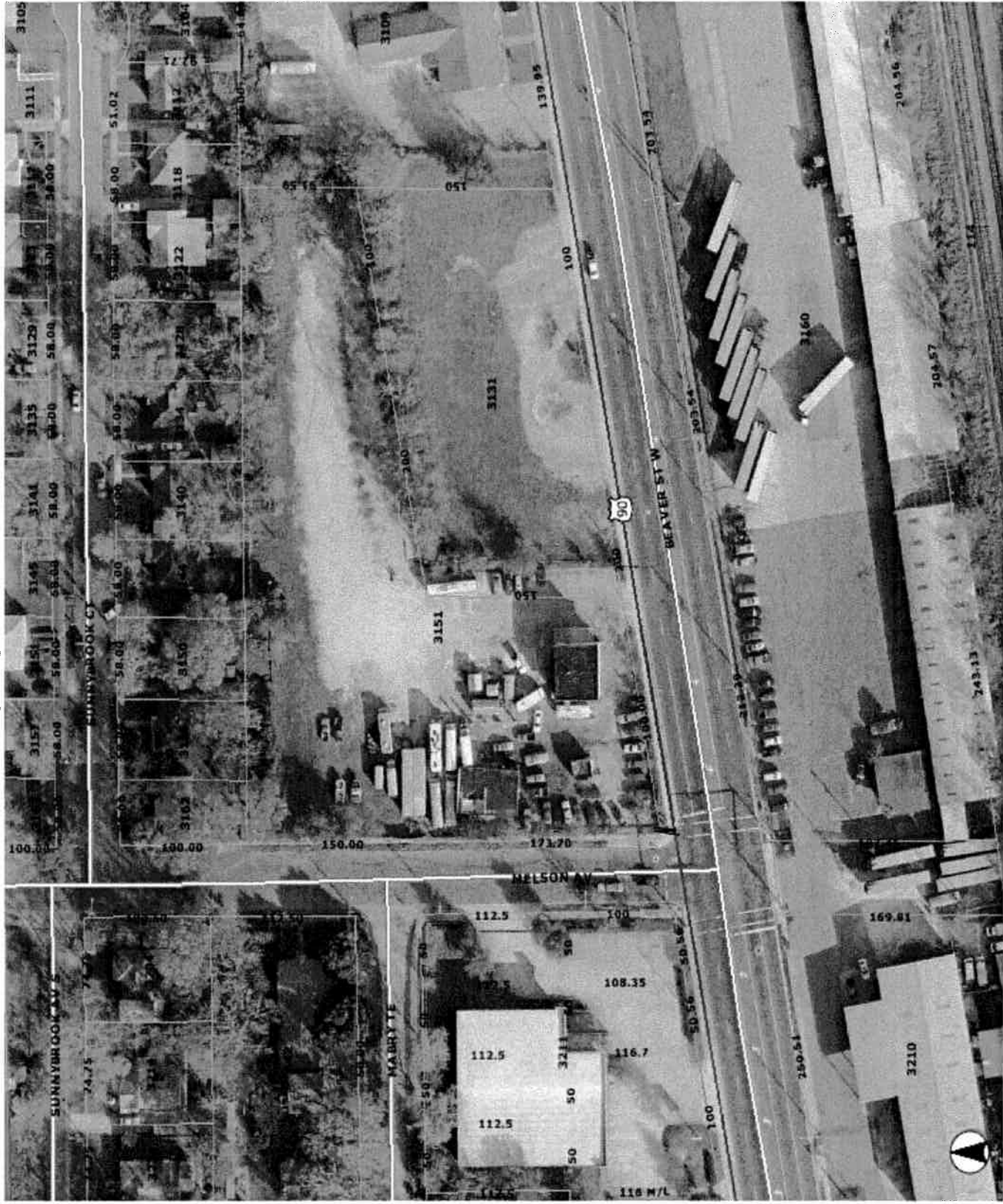
Exhibit 3  
Page 1 of 1

SITE IMPROVEMENTS FOR W.E. CLAYTON, INC.  
3151 WEST BEAVER STREET @ MELSON AVENUE, JACKSONVILLE, FL.

# JAXGIS Property Information



# JAXGIS Property Information







## Detail by Entity Name

### Florida Profit Corporation

W.E. CLAYTON, INC.

### Filing Information

<b>Document Number</b>	H79156
<b>FEI/EIN Number</b>	N/A
<b>Date Filed</b>	10/03/1985
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	10/30/2015

### Principal Address

3151 W BEAVER ST  
JACKSONVILLE, FL 32254

Changed: 08/04/1997

### Mailing Address

961 CARRIE ST  
JACKSONVILLE, FL 32254

Changed: 08/04/1997

### Registered Agent Name & Address

CLAYTON, WILLIE E  
961 CARRIE ST  
JACKSONVILLE, FL 32209

Name Changed: 10/30/2015

### Officer/Director Detail

#### **Name & Address**

Title SD

CLAYTON, EMMA B  
961 CARRIE ST  
JACKSONVILLE, FL 32209

Title VD

CLAYTON, G E  
961 CARRIE ST  
JACKSONVILLE, FL

Title PD

CLAYTON, W.E.  
961 CARRIE ST  
JACKSONVILLE, FL

Title TD

WILLIAMS, JOSEPH  
961 CARRIE ST  
JACKSONVILLE, FL

Title D

CLAYTON, BOBBY  
961 CARRIE ST  
JACKSONVILLE, FL

### Annual Reports

Report Year	Filed Date
2013	10/30/2015
2014	10/30/2015
2015	10/30/2015

### Document Images

<a href="#">10/30/2015 -- REINSTATEMENT</a>	View image in PDF format
<a href="#">06/23/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/30/2008 -- REINSTATEMENT</a>	View image in PDF format
<a href="#">09/18/2007 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">02/24/1999 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/04/1998 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/04/1997 -- ANNUAL REPORT</a>	View image in PDF format

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State of Florida, Department of State

Michael Corrigan, Tax Collector  
 Duval County/City of Jacksonville  
 Comments - taxcollector@coj.net  
 Inquiries - (904)630-1916  
 www.coj.net/tc

**Duval County, City Of Jacksonville**  
**Michael Corrigan , Tax Collector**  
 231 E. Forsyth Street  
 Jacksonville, FL 32202

Date: 08/26/2015 Time: 14:34:45  
 Location: P14 Clerk: CLH  
 Transaction 0579072

**General Collection Receipt**

Date: 8/14/2015

Email: BLewis@coj.net

Miscellaneous  
 Item: CR - CR338878  
 Receipt 0579072.0001-0001 2,443.00  
 Total Paid 2,443.00  
 CHECK 007156 2,443.00  
 Total Tendered 2,443.00

Addie Yarbrough  
 Address: 1300 West Beaver Street Jacksonville, FL 32209  
 Application: Romero Industrial PUD application

Project	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
								2443.00

Paid By: ROMERO PALLETS OF JAX/  
 Thank You

**Total Due: \$2,443.00**