

Engine 15 PUD Written Description

**ENGINE 15 PUD
Rezoning from IL to PUD
January 05, 2016**

I. PROJECT & APPLICATION DESCRIPTION

The property that this application proposes for rezoning is located in the southeast quadrant of Beaver Street and Myrtle Avenue, 633 & 601 Myrtle Avenue North, Jacksonville, FL 32204 (RE# 076628-0000 & 076596-0000) and is currently zoned IL (Light Industrial). The property is developed with 2 free standing warehouses that were built in 1919, since then this facility has been in some state of operation in the warehouse / manufacturing / distribution capacity. Currently, Engine 15 (the Applicant) utilizes the northern building (633 Myrtle) for the brewing, bottling, production and distribution of their local craft beer for their own gastropub located 1500 Beach Blvd #217, Jacksonville Beach, FL 32250 as well as for wholesale to alcoholic beverage distributors statewide. The applicant proposes to rezone both parcels from IL to Planned Unit Development (PUD) to allow for onsite sale and consumption of beer produced by their existing brewery and cider production facilities.

It is important to note and differentiate between the 2 buildings onsite; they both have separate uses within this PUD. The northern building (BUILDING A) currently houses their brewery manufacturing and distribution process equipment, the southern building (BUILDING B) houses a small cider production operation encompassing approximately 1,000 sf. with the remaining approximately 25,000 sf. empty warehouse. Both Buildings have uniquely separate uses as described within this PUD application.

Building A

The intended concept is to construct an informal tap room within Building A located in a small distinct location in the buildings northern section (see attached exhibits) along with with an outside seating area with a small outdoor recreation component (i.e. bocce ball court, large chess court, horse shoe court, etc.) for the enjoyment of their guests and clients. The tap room ideally would be a "fair weather" establishment open during periods of enjoyable weather and off peak hours for the manufacturing and distribution operations of the current building. It is not anticipated that the tap room would be open year round; rather the tap room would be seasonal, weather permitting, open only several days out of the week. The dates and times would be at the discretion of the property owner and typically advertised through social media, a company website and or a small sign outside the brewery. Customers to the Engine 15 Tap room would have the opportunity to take a brewery tour and enjoy the products manufactured by Engine 15 onsite. The areas that are proposed for parking (detailed later in this written description) would need to remain functional and operational for large truck deliveries during the day; this area would not be able to be used for tap room parking until the distribution operations of the existing facility are complete. It is important to note that the tap room would function only when the normal day to day delivery operations are complete as to

not impede or hinder the manufacturing and delivery functions which shall remain the primary processes onsite. The number of seats would be limited to the number of legal parking spaces that could fit into the existing asphalt truck delivery area. The proposed parking would be compliant with the relevant portions of the Zoning Code with respect to stall width, depth and have the appropriate drive isle widths. Since the primary function of this property is the brewing, manufacturing, bottling and delivery of the beers brewed onsite, the existing truck court must remain functional for the day to day manufacturing and distribution functions of the brewery; therefore the applicant is requesting relief from having to provide terminal landscape islands, required interior green space and landscape buffers for public vehicular use areas.

Building B

Building B is currently housing a small cider production equipment but it is mostly a vacant warehouse. This building has been used in the past for larger events such as weddings or charitable fund raising events. This building is utilized only several times a year for these special events, the remainder of the year the building is vacant with the occasional need for storage by Engine 15 staff. As a part of Engine 15's philanthropic endeavors, one signature event that E15 has sponsored in the past is "Tacos for TaTa's", a charitable fund raising event to raise money and awareness for breast cancer research. E15 donates their facilities, beer, and proceeds from the sale of their beer at wholesale to the breast cancer foundation. Building B would be used for these types of events. Since these events are not a regular occurrence the need for parking for this facility is not needed onsite in a permanent fashion. The owners of Engine 15 have reached out to the surrounding neighbors and adjacent property owners and have agreements in place to utilize several neighboring developed and undeveloped parcels for event parking during these events. A map is included within this application identifying the offsite parcels that will be utilized for parking and the total parking that each parcel can handle. The use of Building B is only to provide a common communal space for special events that occur only a few times during the year. The maximum allowable attendance for these events will be 4 people for each offsite parking space. The offsite parking will not be required to be compliant with the City of Jacksonville landscaping regulations due to their extremely infrequent occurrence and temporary basis.

II. USES AND RESTRICTIONS

A. PERMITTED USES AND RESTRICTIONS

The properties described within this application have 2 separate and distinct building functions. Building A contains the primary brewing / manufacturing / packaging and distribution for the Engine 15 Brewery. A small tap room with indoor and outdoor seating is proposed to serve seasonal clientele wishing to sample Engine 15's craft beers and take tours of the brewery. An outdoor recreational space is also proposed to serve the people visiting the brewery. Building B is a vacant warehouse that will hold several events a year; the building will only be utilized in this capacity, at most, several times a year. Additionally, the cider production will remain in this building.

1. Permitted Uses

(a) Permitted uses and structures.

- (1) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
- (2) Light manufacturing, processing (including beer brewing, food processing but not slaughterhouse), packaging or fabricating.
- (3) Retail sales and service of all alcoholic beverages for either off-premises consumption or on-premises consumption or both. Including the retail sale of promotional items (hats, t-shirts, stickers, drink wear, etc.) for the current property owner.
- (4) The onsite consumption of food prepared and provided by food trucks with appropriate valid licenses for legal operation.
- (5) Printing, publishing or similar establishments.
- (6) Business and professional offices.
- (7) Service establishments catering to commerce and industry, including linen supply, laundry and dry cleaning plants, freight movers, communications services, business machine services, hiring and union halls, employment agencies, sign companies.
- (8) Restaurants, (regulated by DBPR - Division of Hotels and Restaurants) including retail sale and service of beer and wine for consumption on premises
- (9) Automobile service stations, major repair garages, mobile car detailing, auto laundry, and automated car wash meeting the performance standards and development criteria set forth in Part 4 of the COJ Zoning Code.
- (10) Vocational, technical, trade or industrial schools and similar uses.
- (11) Medical clinics.
- (12) Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, truck stops, express offices and terminal facilities and telephone exchanges, repair or installation facilities and similar uses.
- (13) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
- (14) Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4.
- (15) Bulk storage yards, (but not concrete batch mixing plants) including bulk storage of flammable liquids and acids if storage not within a completely enclosed building or structure is visually screened by a six-foot fence or wall not less than 95 percent opaque.
- (16) Building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.

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

(b) *Permitted accessory uses.*

(1) See [Section 656.403](#) of the City of Jacksonville Zoning Code.

(2) Residential facilities (including not more than one mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.

(c) *Permissible uses by exception.*

(1) An industrial or commercial use which is not otherwise permitted or permissible in this Zoning Code, except the following:

- (i) Acid, chemical, fertilizer or insecticide manufacture or storage.
- (ii) Explosives manufacturing or storage.
- (iii) Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.
- (iv) Paper and pulp manufacture.
- (v) Petroleum refining.
- (vi) Stockyards or feeding pens and livestock auctions.
- (vii) A use which is potentially dangerous, noxious or offensive to neighboring uses or the public in general by reason of smoke, odor, noise, flare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter or radiation.

(2) Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.

- (3) Care centers meeting the performance standards and development criteria set forth in Part 4.
- (4) Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (5) Retail sales including outside display.
- (6) Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.
- (7) Indoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, or game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
- (8) Manual car wash.

2. Minimum Lot and Building Requirements

The existing light industrial facility shall be subject to the minimum lot requirements, lot coverage, yard requirements and height restrictions typical of the current IL zoning category:

Minimum Lot Requirements:	None
Maximum Lot Coverage Requirements:	None
Minimum Yard Requirements:	
Front:	None
Side:	None
Rear:	None
Maximum Height of Structures:	None

3. Parking Requirements

The proposed PUD seeks to establish 2 separate yet similar criteria for parking; (A) Parking Criteria for Building A (Engine 15 Brewery, Tap Room & Beer Garden) and (B) Parking Criteria for Building B (Vacant warehouse that will be used occasionally to host charitable functions) that are generally consistent with section 656.607 of the Parking Code.

Parking Criteria for Building A

Similarly to the current required number of Off Street Parking Requirements for restaurants (per 656.604) this PUD seeks to allow a maximum of 1 parking space per 4 seats located within the taproom and outside seating area. Per the attached PUD Site Plan, the current asphalt truck court area is still actively used for large deliveries (between Building A and Building B) and would be utilized for the parking surface later in the day when delivery operations are complete. Parking would be of COJ legal length and width. Parking spaces would be delineated by painting the parking spaces onto the asphalt. As proposed the asphalt truck court would be able to accommodate 17 vehicles which would equate to a maximum occupancy (maximum customer seating) of 68 seats.

Since this parking surface is also used for daytime heavy truck deliveries, these proposed parking spaces would be exempt from the City of Jacksonville Landscape code requiring terminal landscape islands and required internal green space and landscaping for public vehicular use areas.

Parking Criteria for Building B

Similarly to the current required number of Off Street Parking Requirements for restaurants (per 656.604) this PUD seeks to allow a maximum 4 seats (occupants for Building B) for every 1 parking space provided offsite. Offsite parking agreements have been made with adjacent property owners for the occasional use of their land for parking associated with functions held within Building B. Attached with this application and written description are copies of the parking agreements and a map showing the offsite parking locations (parcels) as well as a proposed parking plan showing the anticipated allowable parking on each parcel. Engine 15 would be required to keep these agreements in place and proved verification to City Staff should the need to verify available parking arise. At any time during the normal course of business parking agreements can be terminated and renegotiated with new parties. The maximum allowable attendance for functions within Building B shall always be capped at the total number of offsite parking spaces provided on offsite parcels.

	Off-Site Address	Property ID	Parking Spaces
	510 Myrtle Avenue	076303-0000	30
	546 Myrtle Avenue	076305-0000	10
	601 Myrtle Avenue	076596-0000	36
	0 Beaver Street	076608-0000	38
			114 OFF-SITE SPACES
			X 4 (occupancy p/vehicle)
TOTAL:			456 maximum occupancy for Building B

This PUD application does not seek to reduce the required parking for the onsite facilities (tap room and beer garden with indoor and outdoor seating), but would rather seek to set a maximum allowable customer occupancy (seating) based upon the number of available legal parking spaces both Building A and Building B could provide. Building A's customer occupancy established with onsite parking areas within the existing truck court area and Building B's occupancy established by the total number of offsite parking spaces provided on offsite parcels with parking agreements in place with neighboring businesses.

If the applicant is able to secure and purchase adjoining property for the purpose of providing permanent onsite additional parking for Building A and/or Building B, the applicant shall be able to modify the PUD with a Minor Modification to account for the additional parking spaces and occupant loading.

4. **Access, Internal and External Road Activities**

Proposed Vehicular Access will be via the existing driveway on Myrtle Avenue (as depicted in the attached site plan). Internal vehicular circulation and parking space layout shall be limited to the existing truck court.

Areas accessed by the public in conjunction with the use of Building A and Building B shall be ADA compliant.

B. DEVELOPMENT STANDARDS

1. **Retention & Wetland Impacts**

Stormwater retention/detention systems and any proposed wetland impacts shall be designed and constructed in accordance with the current requirements of the City of Jacksonville and the St. Johns River Water Management District. There are no wetlands onsite and the site is currently highly impervious; the proposed improvements as described within this PUD will not require a permit from the St. Johns River Water Management District.

2. **Site Lighting**

Any and all forms of future exterior lighting or parking lighting in industrial areas shall be designed and installed to localize illumination onto the property, and to minimize unreasonable interference or impact on any non-commercial adjacent property outside of the PUD. Since the existing facility is a business in current operation, in an industrial area with no planned adjustments to site lighting and any adjacent residential properties, a photometric / site lighting analysis shall not be required at the time of Verification of Substantial Compliance with a PUD.

C. PLANNED UNIT DEVELOPMENT DESIGN GUIDELINES

1. Tree Protection and Landscape Buffers

The requirements of the City of Jacksonville Code 656 Part 12 shall apply to future horizontal development (not considered within this PUD) of the property should the facilities be expanded. This future development could be, but not limited to, adjacent offsite property acquired for parking or building expansions and internal building renovations that trip the 51% threshold rule.

However, at part of this PUD, the parking area created for Building A within the internal truck court (between buildings A and B), shall be exempt from 656.1214 Vehicular use area interior landscaping, 656.1215 Perimeter Landscaping, 656.1216 Buffer Standards Relating to Uncomplimentary Land Uses and Zoning & 656.1217 Landscape and Irrigation System Plans Required.

Temporary offsite parking areas, for single day events associated with events held in Building B, shall also be exempt from 656.1214 Vehicular use area interior landscaping, 656.1215 Perimeter Landscaping, 656.1216 Buffer Standards Relating to Uncomplimentary Land Uses and Zoning & 656.1217 Landscape and Irrigation System Plans Required.

Future Landscaping associated with potential future horizontal development (not considered within this PUD) may be relocated to provide for efficient development of this industrial site as approved by the Planning and Development Department.

2. Signage

The number, location, height and size of signage on the property shall be in general accordance with the Sign Ordinance of the City of Jacksonville (656.1303).

D. SUCCESSORS IN TITLE

All successors in title to the property, or any portion of the property, shall be bound to the conditions of this PUD.

E. EXTERNAL COMPATIBILITY

1. Uses on or Near the Perimeter of the PUD

The zoning of all lands is light industrial (warehousing and distribution) to the south and to the east. Across Myrtle Avenue the adjacent property is also light industrial (warehousing and

distribution). Currently there are no incompatible uses adjoining the property requiring buffers as described in Part 12 of the Zoning Code.

G. INTENSITY OF DEVELOPMENT

1. Proposed Use

The proposed PUD is an existing light industrial facility operating as a commercial brewery which manufactures and distributes their own brewery products throughout the local community. This PUD simply requests to add the ability for the sale and consumption of alcohol either onsite or off site.

2. Availability of Utility Services

All utilities are available for the proposed PUD. JEA is currently providing water, sewer and electric to the existing property.

3. Access to and Suitability of Transportation Arteries

The proposed PUD is located within the urban industrial core of Downtown Jacksonville. Public Transportation is available in the surrounding area.

V. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

1. The PUD application submitted herein should prove to reflect a development that will respond to the uses and needs in the area.

The craft brewery business is expanding all over the United States, as evidenced in the exploding growth of similar facilities in the markets of California, Colorado, Oregon, Washington D.C. and South Carolina just to name a few geographical locations. Similarly, Jacksonville is seeing a craft beer renaissance with the emergence of multiple local breweries brewing and selling their product to the citizenry of Jacksonville as well as contributing to the local economy and tax base. The proposed PUD is specifically for the ability of a locally owned and locally started craft brewery business to be able to sell their own product for either onsite or offsite consumption. Engine 15's PUD request will provide the public with a unique craft brewery experience with nice accommodations for onsite consumption convenient to the downtown urban core.

2. The PUD application submitted conforms to the Goals, Objectives and Policies of the Jacksonville Comprehensive Plan.

Yes, This PUD application conforms to the Goals, Objectives and Policies of the Jacksonville Comprehensive Plan.

3. The proposed PUD allows for an efficient use of land in a commercial use.

The proposed PUD , would enhance the appearance of the area through the development of an infill location. This PUD application adds a unique destination to the downtown industrial district.