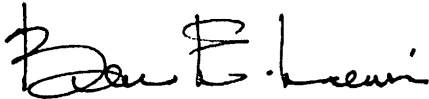


Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
David Hacker	Aye

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 2023-0122 TO
PLANNED UNIT DEVELOPMENT

MARCH 23, 2023

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 **2023-0122** to Planned Unit Development.

Location: 0 Starratt Road
Between Airport Center Drive North and Duval Station Road

Real Estate Number: 106935-0300

Current Zoning District: Planned Unit Development (PUD) Ord. #2000-1248

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: North, District 6

Applicant/Agent: Paul Harden, Esq.
Law Office of Paul M. Harden
1431 Riverplace Blvd, Suite 901
Jacksonville, FL 32207

Owner: Rene Dostie, Jr.
JRL Investments, LLC
4580 Julington Creek Road
Jacksonville, FL 32258

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2023-0122** seeks to rezone approximately 1.94± acres of land from Planned Unit Development (PUD) Ord. #2000-1248 to Planned Unit Development (PUD). The rezoning is being sought to permit the development of a personal property storage facility. The proposed PUD differs from the usual application of the zoning code by providing far less intense commercial uses than the CGC land use category allows and by limiting the height of the proposed structure to a maximum of 40 feet.

The current PUD, 2000-1248, allows for commercial development with uses found in the Commercial Neighborhood (CN) Zoning District.

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?

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. CGC is 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. In the Suburban Development Area, development should be provided in a nodal development pattern. Principal uses in the CGC include, but are not limited to, commercial retail sales and services establishments, hotels, motels, offices, auto repair and sales and filling stations. Self-storage establishments are allowed as a secondary use in the CGC land use category.

The proposed PUD site plan and written description are consistent with the allowed uses and development characteristics of the CGC land use category.

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

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

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

Future Land Use Element (FLUE):

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The proposed site is located within the Suburban Development Area and is served by both

centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.

Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The proposed rezoning to a PUD would allow for low-intense commercial infill on an undeveloped parcel and will address the needs of the surrounding residents therefore being in compliance with Objective 6.3.

Airport Environment Zone

The site is located within the 300-foot Height and Hazard Zone for the Jacksonville International Airport. Zoning will limit development to a maximum height of 300 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). The Planning and Development Department finds that the proposed PUD is consistent 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).

This development is subject to mobility fee review.

(3) Allocation of residential land use

This proposed Planned Unit Development is being requested to permit the development of a personal property storage facility. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The proposed development is for commercial uses and therefore the property is not required to provide recreational areas.

The use of existing and proposed landscaping: The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, vehicular access for the subject property shall be along Bonaparte Landing Boulevard. Comments from Traffic and Engineering include:

- The written description in section IV.B.(2)a. states "Vehicular access to the Property shall be by way of Starratt Road and Bonaparte Landing Boulevard, substantially as shown in the Site Plan." The site plan does not show an access to Starratt Road. There shall be no access to Starratt Road as shown on the site plan.

The subject site is approximately 1.94 acres and is accessible from Starratt Rd and Bonaparte Landing Blvd, a collector and unclassified facility. Starratt Rd between New Berlin Rd and Duval Station is currently operating at 55% of capacity. This segment currently has a maximum daily capacity of 16,810 vehicles per day (vpd) and average daily traffic of 9,247 vpd.

The applicant requests 99,996 square feet of self-storage (ITE Code 151), which could produce 145 daily trips.

The use and variety of building sizes and architectural styles: The proposed PUD has set limitation on the maximum height of the proposed structure and would not be permitted to exceed 40 feet in height.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The subject parcel is located at the corner of Starratt Road and Bonaparte Landing Boulevard just south of First South Senior High School. The parcel is buffered from surrounding residential developments by wetlands and undeveloped timberland which will aid as buffering from the proposed low-intense commercial use and the residential subdivisions. The closest residential development is to the east, Bonaparte Landing Subdivision, approved through PUD Ord. #2000-1248 and is developed with single family dwellings. The subject parcel currently zoned within this PUD was approved for Commercial Neighborhood (CN) uses and buffered from the residential by the 1.32 acres of wetlands.

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	PUD: 1998-0968	Single Family Dwellings
South	CGC	PUD: 2018-0761	Vacant Timberland
East	LDR	PUD: 2000-1248	Wetlands/Neighborhood Recreation
West	LDR	PUD: 1999-1328	Vacant Timberland

(6) Intensity of Development

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

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer. Per the JEA Memo dated March 6, 2023, JEA has no objection to this PUD application for a commercial development. Water, sewer and electric connections to be consistent with JEA design standards, processes, and procedures. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

(7) Usable open spaces plazas, recreation areas.

No recreation area is required.

(8) Impact on wetlands

Review of City data indicates the potential existence of wetlands on the subject. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

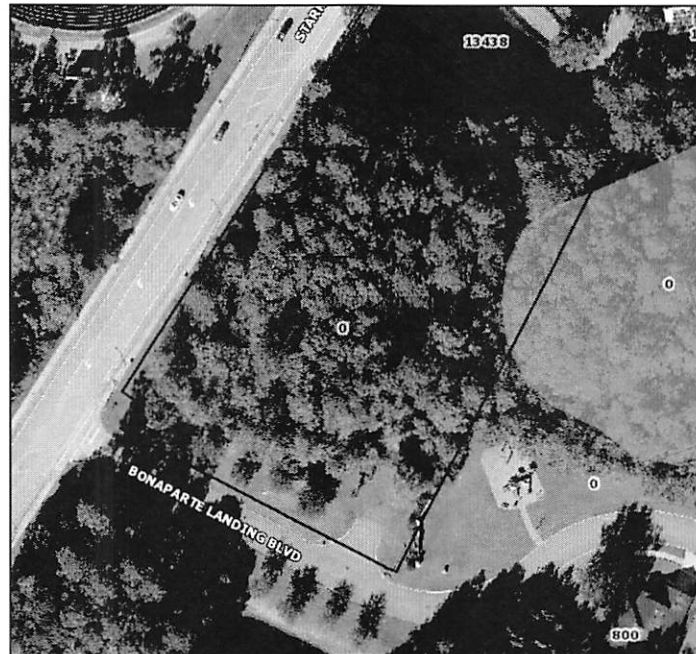
Wetlands Characteristics:

Approximate Size:	0.15 of an acre
General Location(s):	The category III wetlands are near the northeast area of the subject site and is a portion of a larger wetland system located to the east.
Quality/Functional Value:	The wetland has a medium functional value for water filtration attenuation and flood water storage capacity due to its isolation, size and/or the lowering of the hydro-period due to nearby site grading or drainage/retention improvements. In addition, the wetland has no clear or significant impact on the City's waterways.
Soil Types/ Characteristics:	(58) Pottsburg fine sand, high 0 to 3% slopes. This series consists of poorly drained and somewhat poorly drained, sandy soils formed in thick sandy marine sediments. The soils are moderately permeable and have a high water table 6 to 24 inches within the soil surface.
Wetland Category:	Category III
Consistency of Permitted Uses:	No activity is proposed in wetlands on the subject site.
Environmental Resource Permit (ERP):	Permit was not provided by the applicant.
Wetlands Impact:	According to the PUD application site plan, none proposed.
Associated Impacts:	None.

Relevant Policies:

CCME Policies 4.1.3 and 4.1.6

For more information regarding Conservation/Coastal Management Element, please see the attached memo from Community Planning Division.



(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 proposed development is requesting a parking reduction from the Zoning Code Requirements of Part 6 to allow for a total of eight (8) spaces, including one (1) handicap. This differs from the Zoning Code which would require one space per 2,000 square feet of gross floor area for a total of 50 parking spaces.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTARY INFORMATION

The applicant provided documentation and photo proof to the Planning and Development Department on **February 22, 2023** that the Notice of Public Hearing signs were posted.

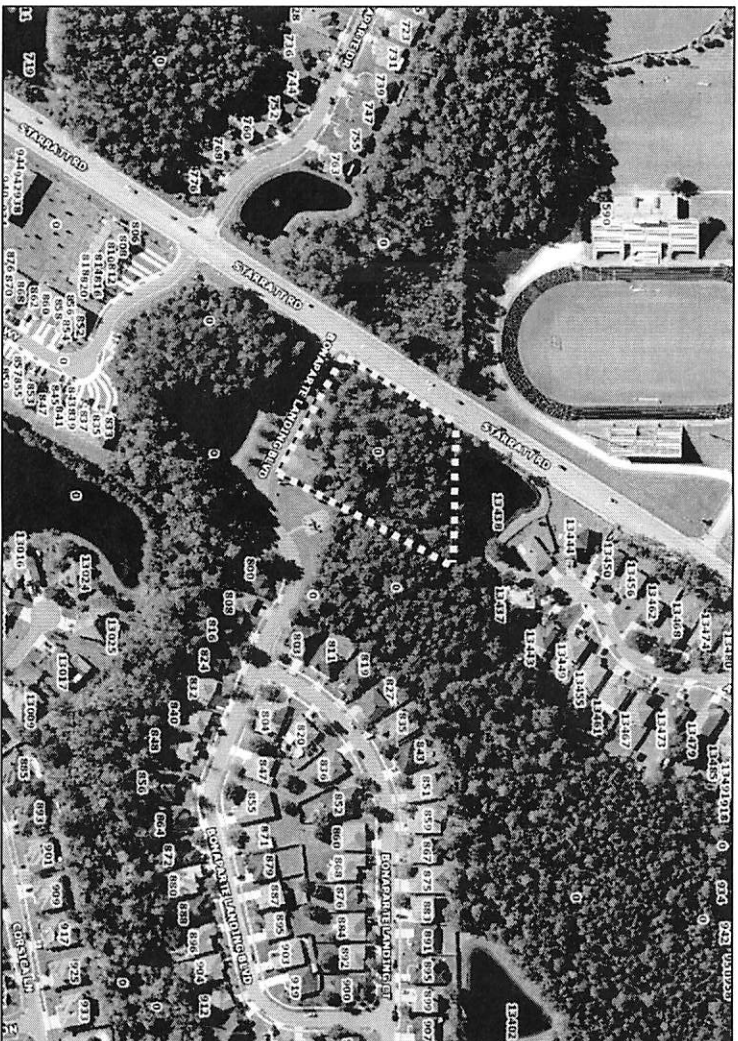


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2023-0122** be **APPROVED with the following exhibits:**

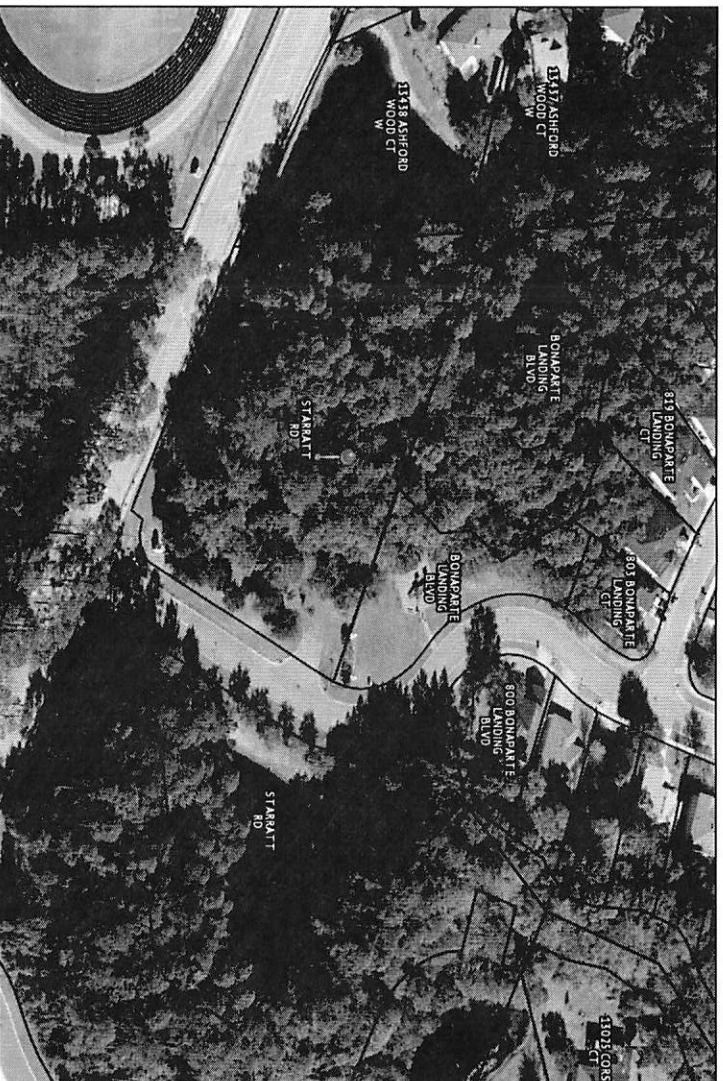
- The original legal description dated November 16, 2022.**
- The original written description dated January 19, 2023.**
- The original site plan dated January 20, 2023.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2023-0122** be **APPROVED.**



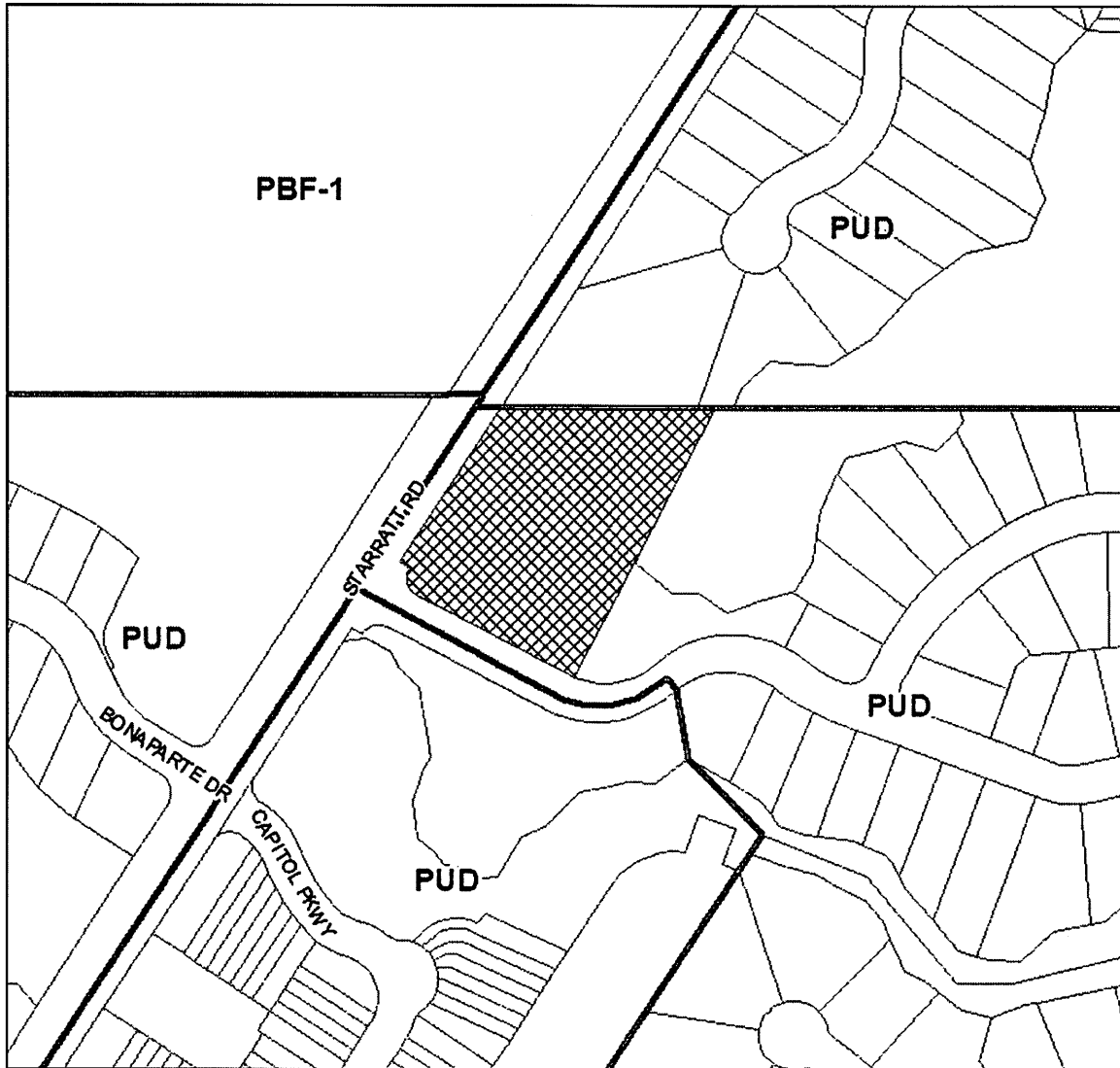
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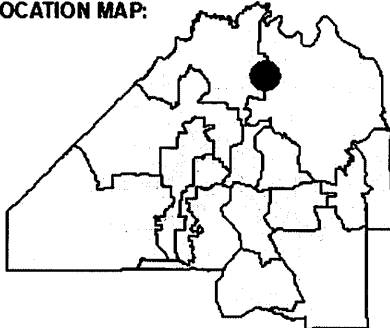
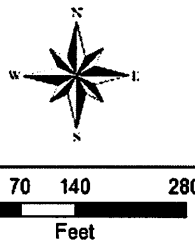
Aerial View



Source: JaxGIS Maps

View of the Subject Property



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>  <p>TRACKING NUMBER</p> <p>T-2022-4658</p>	 <p>COUNCIL DISTRICT:</p> <p>2</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>
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ONE CITY. ONE
JACKSONVILLE.

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

MEMORANDUM

DATE: March 3, 2023

TO: Erin Abney, City Planner III
Current Planning Division

FROM: Thalia Fusté, City Planner I
Transportation Planning Division

SUBJECT: Transportation Review: Starratt Road Self Storage PUD 2023-0122

Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- The written description in section IV.B.(2)a. states "Vehicular access to the Property shall be by way of Starratt Road and Bonaparte Landing Boulevard, substantially as shown in the Site Plan." The site plan does not show an access to Starratt Road. There shall be no access to Starratt Road as shown on the site plan
- The applicant requests a deviation from the code for vehicle parking. Request is denied, vehicle parking shall comply with The City of Jacksonville Code of Ordinances Section 656.604 (g).

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2023-0122 **Staff Sign-Off/Date** ELA / 01/31/2023
Filing Date 02/28/2023 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 03/28/2023 **Planning Commission** 03/23/2023
Land Use & Zoning 04/04/2023 **2nd City Council** N/A
Neighborhood Association M & M DAIRY INC, THE EDEN GROUP INC., BONAPARTE CROSSING NORTH HOA
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 4658 **Application Status** FILED COMPLETE
Date Started 11/23/2022 **Date Submitted** 11/23/2022

General Information On Applicant

Last Name HARDEN **First Name** PAUL **Middle Name** M.
Company Name
LAW OFFICE OF PAUL M. HARDEN
Mailing Address
1431 RIVERPLACE BLVD, SUITE 901
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043965731 **Fax** **Email** PAUL@HARDENLAWOFFICE.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name DOSTIE, JR. **First Name** RENE **Middle Name**
Company/Trust Name
JRL INVESTMENTS, LLC
Mailing Address
4580 JULINGTON CREEK RD
City JACKSONVILLE **State** FL **Zip Code** 32258
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?
If Yes, State Application No(s) 2000-1248

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 106935 0300	2	6	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) 1.94
Development Number

Proposed PUD Name STARRATT ROAD SELF STORAGE PUD

Justification For Rezoning Application
SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property
General Location
NEQ OF STARRATT RD & BONAPARTE LANDING BLVD
House # **Street Name, Type and Direction** **Zip Code**
0 STARRATT RD 32218
Between Streets
AIRPORT CENTER DR E and DUVAL STATION RD

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

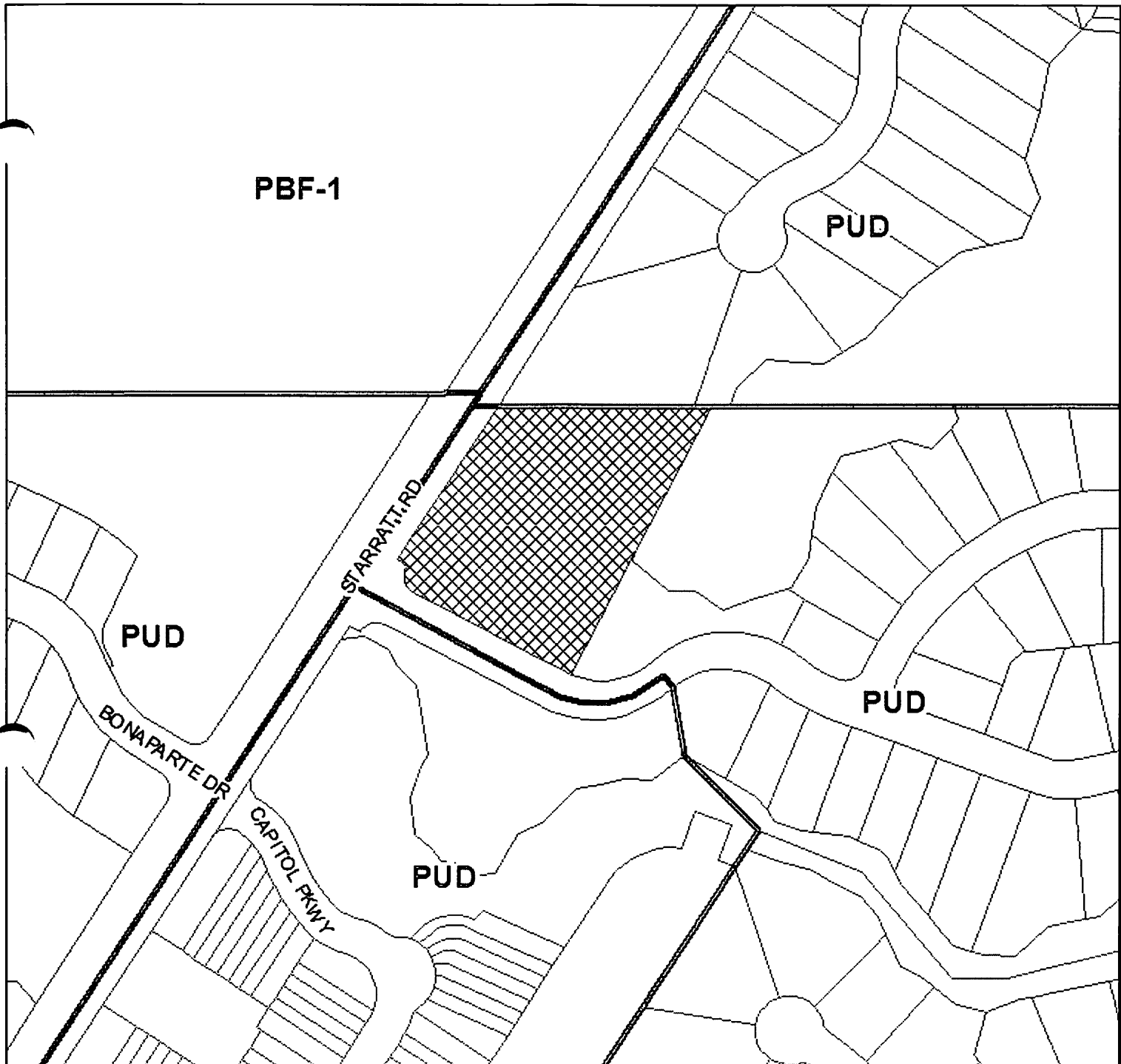
1.94 Acres @ \$10.00 /acre: \$20.00

3) Plus Notification Costs Per Addressee

28 Notifications @ \$7.00 /each: \$196.00

4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,485.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

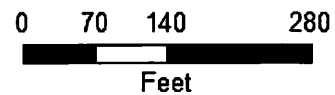
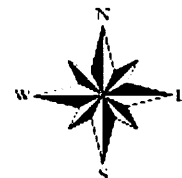
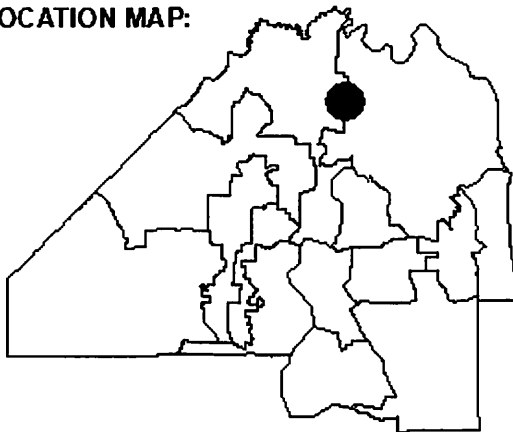


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

2

TRACKING NUMBER

T-2022-4658

**EXHIBIT 2
PAGE 1 OF 1**

ORDINANCE

November 16, 2022

Legal Description

A portion of Section 8, of a Subdivision of the John Broward Grant, Section 37, Township 1 North, Range 27 East, Duval County, Florida, being more particularly described as follows: COMMENCE at the Northwest corner of said Section 8; thence South $00^{\circ}58'33''$ East, along the Westerly line of said Section 8, a distance of 1,732.04 feet; thence North $89^{\circ}55'58''$ East, along the Southerly line of the North Side Senior High School and as shown on survey prepared by Charles Bassett and Associates, File No. S-3953, dated February 12, 1991 and its Easterly prolongation thereof, a distance of 1,875.09 feet to a point lying on the Southeasterly right of way line of Starrett Road (a 60 foot right of way as now established) and the POINT OF BEGINNING; thence North $89^{\circ}55'39''$ East, along the Southerly line of those certain lands described in Official Records Volume 823, Page 423 (Parcel "A") of said Current Public Records, a distance of 279.65 feet; thence South $27^{\circ}30'27''$ West, 395.05 feet to a point lying on a curve concave Northeasterly, having a radius of 100.00 feet; thence Northwesterly along the arc of said curve, a distance of 7.13 feet, said arc being subtended by a chord bearing and distance of North $64^{\circ}34'30''$ West, 7.13 feet to the point of tangency of said curve; thence North $62^{\circ}31'54''$ West, 223.06 feet to the point of curvature of a curve concave Easterly, having a radius of 25.00 feet; thence Northerly along the arc of said curve, a distance of 41.61 feet, said arc being subtended by a chord bearing and distance of North $14^{\circ}50'41''$ West, 36.97 feet to a point on said curve; thence North $57^{\circ}09'27''$ West, 15.00 feet to a point lying on aforesaid Southeasterly right of way line of Starrett Road; thence North $32^{\circ}50'33''$ East, along last said line, 239.22 feet to the POINT OF BEGINNING.

Containing 1.9438 acres, more or less.

Exhibit D

WRITTEN DESCRIPTION

**Starratt Road Self Storage PUD
RE# 106935-0300**

January 19, 2023

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 1.94 acres of property from PUD to PUD. The parcel is located in the northeast quadrant of Starratt Road and Bonaparte Landing Boulevard.

The subject property is currently owned by JRL Investments, LLC and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of: CGC/PUD. The property is currently vacant. Surrounding uses include: LDR/PUD to the north (single family) and east (wetlands); CGC/PUD to the south; (vacant); and LDR/PUD to the West across Starratt Road (vacant). The site will be developed as a personal property storage facility (as per the attached site plan). The use is allowable in the CGC category.

Project Name: Starratt Road Self Storage PUD

Project Architect/Planner: TBD

Project Engineer: England-Thims & Miller, Inc.

Project Developer: Stein Investment Group

II. QUANTITATIVE DATA

Total Acreage: 1.94 acres

Total number of dwelling units: N/A

Total amount of non-residential floor area: up to 100,000+/- s.f

Total amount of public/private rights of way: N/A

Total amount of land coverage of all residential buildings and structures: 33,333 s.f.

Phase schedule of construction (include initiation dates and completion dates)

Approximate construction duration is 12 months. Start date TBD.

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Personal property storage establishments.
2. Medical and dental or chiropractor offices and clinics (but not hospitals).
3. Professional and business offices.
4. Multi-family residential vertically integrated with a permitted use on the ground floor.
5. Neighborhood retail sales and service establishments, however no individual building footprint shall exceed 40,000 square feet.
6. Service establishments such as barber or beauty shops, shoe repair shops.
7. Restaurants without drive-in or drive-through facilities.
8. Banks without drive-thru tellers and financial institutions, travel agencies and similar uses.
9. Libraries, museums and community centers.
10. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
11. Veterinarians meeting the performance standards and development criteria set forth in Part 4.
12. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
13. Employment office (but not a day labor pool).
14. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
15. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

C. Permissible uses by exception.

1. Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.

2. Filling or gas stations, with ancillary automated car wash, meeting the performance standards and development criteria set forth in Part 4.
3. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
4. An establishment or facility which includes the retail sale of beer or wine for on-premises consumption.
5. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
6. Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4.
7. Drive-thru facilities in conjunction with a permitted or permissible use or structure.
8. Day care centers meeting the performance standards and development criteria set forth in Part 4.
9. Animal boarding for household pets, meeting the performance standards and development criteria set forth in Part 4.
10. Automated Car Washes meeting the performance standards and development criteria set forth in Part 4.
11. Auto Laundry, meeting the performance standards and development criteria set forth in Part 4.

IV. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* 7,500 s.f.
- (2) *Maximum lot coverage:* 50 percent
- (3) *Minimum front yard:* 10 feet
- (4) *Minimum side yard:* None
- (5) *Minimum rear yard:* 10 feet
- (6) *Maximum height of structures:* 40 feet

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be eight (8) spaces, including one (1) handicap.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Starratt Road and Bonaparte Landing Boulevard, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

(3) *Pedestrian Access.*

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

C. Signs.

- (1) One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 200 square feet in area for every 200 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.
- (2) Wall signs are permitted.

D. Landscaping:

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

E. Recreation and Open Space:

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.

VII. STATEMENTS

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

The PUD provides for less intense uses than the CGC land use category allows.

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 facilities will be operated and maintained by the owner.

VIII. 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, as the use is allowable in the land use category.

A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD places limitations on the allowable uses in the land use category;

B. Is compatible with surrounding land uses which are similar uses or supporting uses, or buffered from incompatible uses by substantial wetlands;

-

EXHIBIT F

PUD Name: Starratt Road Self Storage

Land Use Table

Total gross acreage	1.94 Acres	100%
Amount of each different land use by acreage		
Single family	0	%
Total number of dwelling units		
Multiple family	0	
Total number of dwelling units		
Commercial	0	
Industrial	0	
Other land use	1.94 Acres	100%
Active recreation and/or open space		%
Passive open space		%
Public and private right-of-way		%
Maximum coverage of buildings and structures	33,333 s.f	%



Availability Letter

Paul Harden

11/17/2022

1431 Riverplace Blvd, Suite 901
Jacksonville, Florida 32207

Project Name: Starratt Road Self Storage
Availability #: 2022-4198

Attn: Paul Harden

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 Conditions 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

ncerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2022-4198

Request Received On: 11/17/2022

Availability Response: 11/17/2022

Prepared by: Michelle Otts

Expiration Date: 11/16/2024

Project Information

Name: Starratt Road Self Storage

Address: 0 STARRATT RD, JACKSONVILLE, FL 32218

County: Duval County

Type: Electric,Sewer,Water

 Requested Flow: 33

Parcel Number: 106935 0300

Location:

Description: self storage facility

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 8-inch water main within Bonaparte Landing Blvd ROW.

Connection Point #2:

Water Special Conditions:

Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: District 2/Cedar Bay

Connection Point #1: Existing 8-inch gravity sewer main within Bonaparte Landing Blvd ROW.

Connection Point #2:

Sewer Special Conditions: 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, Step 2, and select Development Meeting.

Reclaimed Water Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Connection

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:

Subsequent steps you need **Request As-Built drawings and/or GIS maps by going to Step 1 in Sages.**

to take to get service:

Request a Hydrant Flow Test by going to Step 1 in Sages.

Submit your plans for water/waste water review by Step 2 in Sages.

If you are going to have JEA make the tap(s) for your new services you need to have a Special Estimate Determination for the cost of the taps prior to submitting your new service application. To request a Special Estimate Determination access Step 2 in Sages.

After your project has been accepted you can submit your Commercial New Service Application by accessing Step 2 in Sages.