

APPLICATION FOR REZONING TO PUD

Bosco Enterprises, LLC

Tracking #: 5091

WRITTEN DESCRIPTION

JULY 14, 2023

Exhibit 3

I. PROJECT DESCRIPTION

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

The property subject to this PUD is located at 2152-2156 Mayport Road (RE#'s 169410 0000 & 169410 0010) ("Property"). The Property falls within the Suburban Area with a CCG-2 and an RMD-MH designation.

The properties to the north, east, south and west are as follows:

<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>	<u>EXISTING USE</u>
North	CGC/MDR	CCG-2	Commercial Property
South	CGC/MDR	RMD-A	Apartments
East	Mayport Road	N/A	
West	MDR	PUD	Single-family dwellings

The property was previously occupied by a commercial building but has been vacant for over a year. After successfully purchasing the property, which had been condemned by the City of Jacksonville, Bosco Enterprises seeks to rezone the property as a PUD to improve the area while eliminating uses that were a concern to the community.

- B. Project Name: 2152-2156 Mayport Rd PUD.
- C. Current Land Use Designation: CGC/MDR

- D. Current Zoning District: PUD- 2018-617-E
- E. Requested Zoning District: PUD
- F. Real Estate Numbers: 169410 0000 – 169410 0010

II. QUANTITATIVE DATA

- A. Total Acreage: 1.56.
- B. Total Number of dwelling units: 30 units will be provided
- C. Total amount of non-residential floor area: .09 acres
- D. Total amount of land coverage of all buildings and structures: 15,000 square feet.

III. STATEMENTS

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

A PUD is utilized in this instance to limit uses which would otherwise be permitted by rezoning the entire property to a CCG-2 zoning district.

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

IV. USES

- A Parcel 1-Residential Uses
 - a. Permitted uses and structures
 - (1) Multi-Family dwellings
 - (2) Home occupations meeting Part 4
 - b. Permitted Accessory Uses and Structures
 - (1) See Section 656.403

A. Parcel 2 – Commercial Uses

a. Permitted uses and structures

(1) Commercial retail sales and service establishments.

(2) An establishment or facility which includes the retail sale and service of beer or wine and alcohol for off-premises consumption, on-premises

consumption or both. – Primary use may not be a liquor store

(3) professional and business offices, buildings trades contractors that do not

require outside storage or the use of heavy construction equipment and similar uses.

(4) Art galleries, museums, community centers, dance, art or music studies.

b. (1) Permitted Accessory uses and structures.

c. Uses by exception

(1) Multi-family residential vertically integrated with commercial uses provided that residential uses shall not be the sole use and shall not exceed 80% of the development.

(2) Manual car wash facilities.

(3) Schools meeting the performance standards and development criteria set In Part 4.

b. Parcel 2 – Commercial Uses:

- (1) Minimum lot area: None
- (2) Minimum lot width: 175 Feet
- (3) Maximum lot coverage: None
- (4) Minimum front yard: None
- (5) Minimum side yard: 20 Feet
- (6) Minimum rear yard: 10 feet
- (7) Maximum height of structures: 35 Feet

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 Mayport Rd., substantially as shown in the Site Plan.
- 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.

(3) Pedestrian Access.

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan.

C. Signs: Signs shall be regulated as set forth within Section 656, Part 13 of the Mayport Road Zoning Overlay which is as follows:

- (1) Maximum signage allowed on site shall not exceed one square foot for each linear foot of right-of-way frontage.
- (2) Monument signs shall not exceed 96 square feet and shall be not closer

than 150 feet apart.

- (3) Wall signs shall not exceed ten percent of total area of the façade or 300 square feet, whichever is less.
- (4) Maximum height of all monument signs shall not exceed eight feet height above the nearest public walkway.
- (5) Signs shall be constructed of a solid material such as wood, masonry or high-density urethane.
- (6) The following types of signs are prohibited: animated signs, automatic changing message devices except for signs depicting time and temperature, mobile signs, beacons or tracker lights or similar lighting components, mirror like or reflective materials, obscene signs, pennants, ribbons, streamers and similar elements.
- (7) Lawfully existing signage at the time of the effective date of these regulations shall be permitted for ten years. After ten years from the effective date of these regulations, all signage shall meet the requirements herein.

D. Landscaping and required buffers: The provisions of Section 656, Part 12 of the Mayport Road Zoning Overlay shall apply, except that an average ten-foot wide Perimeter Landscape Buffer shall be required along the entire parcel frontage Mayport Road.

- (1) The Perimeter Landscape Buffer shall consist of trees and shrubs as though Required by Section 656.1215.
- (2) Where a building fronts Mayport Road a six-foot wide landscape planting area shall be maintained between the building and the parking area or any walkway.
- (3) All landscape materials shall be drought tolerant and heat resistant, as so identified in any publication issued by the State of Florida or its agencies.

- (4) Unhealthy or dead landscape materials, including sod and ground covers shall be replaced within 30 days of written notification from the City to the property owner.
- (5) Stormwater retention or detention facilities may be placed within required buffers, provided that required landscape materials are provided.
- (6) Lawfully existing landscaping at the time of the effective date of these regulations shall be permitted for ten years. After ten years from the effective date of these regulations, all landscaping shall meet the requirements herein.

E. Recreation and Open Space:

Recreation and open space will not be provided onsite considering numerous recreational opportunities and amenities are currently available within a 0.5-mile radius.

F. Utilities:

Water will be provided by City of Atlantic Beach.

Sanitary sewer will be provided by City of Atlantic Beach.

Electric will be provided by JEA.

G. Wetlands:

The property does not affect wetlands.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with the PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all proposed uses within the Property, and showing the general layout of the overall Property.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project allows for commercial and residential redevelopment of the existing site while eliminating uses that are of concern to the surrounding neighbors. The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2045

Comprehensive Plan and Land Use Regulations and the Mayport Road Zoning Overlay. The proposed project will be beneficial to the surrounding neighborhood and community in that:

- A. The project is more efficient than would be possible through strict application of the zoning code;
- B. The project is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. The project will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan as follows:

- 1. The project furthers the following goals, objectives and policies of the Future Land use Element of the 2045 Comprehensive Plan:

- a. Objective 1.1. Ensure that the type, rate, and distribution of growth in the city results in compact and compatible land use patterns, and increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
 - b. Policy 1.1.12. Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.