

WRITTEN DESCRIPTION

**3434 Atlantic Blvd PUD
RE# 145888-0010 & 145888-0040
March 10, 2022**

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 3.33 acres of property from CO and CRO to PUD. The parcel is located on the south side of Atlantic Boulevard.

The subject property is currently owned by the Rene Uriel Pulido Revocable Living Trust and Trust No. 3434 Atlantic Boulevard, 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 PBF/CO and RPI/CRO. Surrounding uses include: PBF/PBF-2 to the north (church); CGC-CCG-2 to the south across Luce Street (office); RPI/CRO to the east (vacant wetlands); and RPI/CRO to the west across Linden Avenue (retail/residential). The subject parcel is the subject of a companion Future Land Use Map Amendment from RPI and PBF to CGC.

Project Name: 3434 Atlantic Blvd PUD

Project Architect/Planner: William E. Tully, III, Inc.

Project Engineer: William E. Tully, III, Inc.

Project Developer: Rene U. Pulido

II. QUANTITATIVE DATA

Total Acreage: 3.33 acres

Total number of dwelling units: N/A

Total amount of non-residential floor area: 145,267 s.f.

Total amount of recreation area: N/A

Total amount of open space: N/A

Total amount of public/private rights of way (parking):

Total amount of land coverage of all buildings and structures: 145,267 s.f.

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

Single phase construction completed in two years

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Commercial retail sales and service establishments.
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
3. Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
4. Hotels and motels.
5. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, 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.
6. Art galleries, museums, community centers, dance, art or music studios.
7. Vocational, trade or business schools and similar uses.
8. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
9. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
10. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
11. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
12. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
13. Express or parcel delivery offices and similar uses (but not freight or truck terminals).
14. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
15. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

16. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
17. Churches, including a rectory or similar use.
18. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.

B. Permitted Accessory Uses and Structures:

See §646.403

C. Permissible Uses by Exception.

1. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
2. Residential treatment facilities and emergency shelters.
3. Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
4. Auto laundry or manual car wash.
5. Blood donor stations, plasma centers and similar uses.
6. Private clubs.
7. Billiard parlors.
8. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
9. Schools meeting the performance standards and development criteria set forth in Part 4.
10. Nightclubs.
11. Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
12. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

IV. STATEMENTS

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

The PUD limits uses from usual Zoning Code application of CGC land use.

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.

All areas will be maintained by the owner.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* None, except as required by Code for certain uses
- (2) *Minimum lot width:* None
- (3) *Maximum lot coverage:* None, except as required by Code for certain uses
- (4) *Minimum front yard:* None
- (5) *Minimum side yard:* None.
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 60 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, providing more parking than required.
- (2) *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of Atlantic Boulevard and Luce Street, as shown on the site plan.
- (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 300 square feet in area for every 300 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

(3) One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

(4) In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.

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.

G. Wetlands

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

VI. DEVELOPMENT PLAN APPROVAL

Development Plan approval shall be per Zoning Code.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations.

A. Is more limited than would be possible through strict application of the Zoning Code for the CGC land use;

B. Is compatible with surrounding land use and is buffered by wetlands from residential uses;

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.