

Mayport Luxury Storage PUD

**Written Description
October 4, 2024**

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 168374-0000
- B. Current Land Use Designation: MDR
- C. Current Zoning District: RMD-C
- D. Proposed Land Use Designation: CGC
- E. Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Carriere Family Limited Partnership (the “Applicant”) proposes to rezone approximately 7.12 acres of property on the southwest side of SR A1A between Mayport Road and Wonderwood Drive, all three being Minor Arterial roads, from Residential Medium Density-C (“RMD-C”) to Planned Unit Development (this “PUD”). The property is more particularly described by the legal description attached to this PUD Written Description as **Exhibit “1”** (the “Property”). The PUD will be developed in accordance with this PUD Written Description and the PUD Site Plan dated April 12, 2024, and attached to this ordinance as **Exhibit “4.”**

The PUD zoning district is being sought to provide for development of a luxury storage facility on the Property allowing for the storage of personal property, including, by way of example and not limitation, boats, cars, recreational vehicles, and for amenities supporting the same, together with ancillary uses. This proposed development is consistent with surrounding uses, which include a boat repair facility, bait and tackle shop, school, church, warehouse/storage, commercial, convenience store, and multifamily uses, and will provide a needed service to the surrounding area.

The Property is designated as Medium Density Residential (“MDR”) on the Future Land Use Map (“FLUM”) of the 2045 Comprehensive Plan and is within the Suburban Development Area. As a companion application to this proposed PUD, the Applicant is seeking a land use amendment to designate the Property as Community/General Commercial (CGC).

III. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	MDR	PUD	Multi-family
East	MDR, PBF, LDR	PUD, RMD-D, PBF-1, RLD-60	Multi-family, School, Single Family
North	MDR, PBF, CGC, RPI	CCG-1, RMD-D, PBF-1	Bait and tackle shop, Church, Multi-family, School
West	MDR	RMD-C	Multi-family

IV. PUD DEVELOPMENT CRITERIA

A. PUD Conceptual Site Plan

The Site Plan shows the proposed PUD layout, including the access point(s), schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The parcel designations are solely for purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property.

B. Permitted Uses

1. *Permitted uses and structures.*

- a. Private automobile/vehicle or boat/vessel garage condominium (or rentals) and associated commercial/retail services.
- b. Personal property storage meeting the performance standards and development criteria set forth in Section IV.C. below.
- c. Service garages for automobile/vehicle and boat/vessel repairs.
- d. Professional and business offices.
- e. Restaurants with the outside sale and service of food, including private catered events, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- f. Manual/hand automobile/vehicle or boat/vessel washing.

- g. Mobile car detailing services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - h. Commercial retail sales and service establishment.
 - i. Incidental sales of fuel/gasoline.
 - j. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - k. Cellular telephone towers and radio towers subject to the requirements relating to the location of such towers pursuant to Part 15 of the City of Jacksonville Zoning Code.
 - l. One (1) apartment for an on-site, live-in manager, overnight watchman and/or security person(s).
 - m. Private clubs.
 - n. Any uses permitted herein may be integrated vertically within a structure.
2. *Permissible uses by exception.* Those uses permitted by right or by exception in the CCG-2 zoning district that are not specifically permitted herein.
 3. *Permitted accessory uses and structures.* Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal building. Accessory uses shall not involve operations or structures not in keeping with character of the district where located.

C. Lot and Yard Requirements

1. *Minimum lot requirements (width and area):*
 - a. Width – None.
 - b. Area – None.
2. *Maximum lot coverage by all buildings and structures:* None.
3. *Impervious Surface Ratio:* 85%

4. *Minimum yard requirements, as measured between principal structures and the boundary of the Property:*
 - a. Front (SR A1A) – Ten (10) feet.
 - b. Side (Beach Preserve Way) – Ten (10) feet.
 - c. Rear (South) – Ten (10) feet.
 - d. Rear (West) – Ten (10) feet.

D. Maximum Height of Structures

- a. Sixty (60) feet.
- b. Decorative rooftop structures are not included in the maximum height, including: screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy.

E. Additional Performance Standards

Additional performance standards are as follows:

- a. There shall be no maximum size of each storage space in the PUD and Subsection 656.401(q)(1) shall not apply.
- b. The permitted uses in this PUD shall govern without the limitation of Section 656.401(q)(2).
- c. The minimum yard requirements set forth above shall apply in lieu of the requirements of Section 656.401(q)(5), due to the unique configuration of the Property.
- d. Storage uses on the Property shall be subject to the requirements of Section 656.401(q)(3), (4), (6) and (7).
- e. The storage units may include exterior porches, decks, balconies and patios.
- f. For storage uses, including private automobile/vehicle or boat/vessel garage condominiums and associated commercial/retail service, no parking spaces shall be required because vehicles are able to park within the drive aisles while loading and unloading.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided via SR A1A, and vehicular internal circulation will be as shown on the PUD Site Plan. The proposed access points and vehicular internal circulation as shown on the PUD Site Plan are conceptual and may be subject to revision during final design, engineering, and permitting. Design of the access and vehicular internal circulation is subject to review and approval of the Planning and Development Department.

B. Sidewalks, Trails, and Bikeways

Sidewalks shall be provided as required in the Comprehensive Plan.

C. Landscaping/Trees

Landscaping and tree protection shall be provided in accordance with Part 12 of the Zoning Code, except that an uncomplimentary use buffer shall not be required adjacent to the residential zoning districts to the south and west of the Property because the proposed development of the Property will be buffered from the adjacent multifamily developments by an existing saltwater marsh which provides a natural buffer between the proposed development and adjacent multifamily uses/zoning.

D. Signage

Signage is permitted in accordance with Part 13 of the Zoning Code as applicable for the CCG-2 zoning district.

E. Architectural Guidelines.

Buildings, structures, and signage shall be architecturally compatible with each other. Notwithstanding the requirements of the Mayport Zoning Overlay, the exterior finish of storage uses on the Property may be metal clad or corrugated metal.

F. Construction offices.

On-site, temporary construction offices/model units/sales offices will be permitted in any commercial parcel or “phase” until that parcel or “phase” is built out. Associated parking for sales activities is permitted.

G. Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by this PUD or by Section 656.341 of the Zoning Code.

H. Phasing

The PUD may be developed in phases as the market dictates. The Property may be developed in a single phase by a single developer, in multiple phases by a single developer, or in multiple phases by multiple developers.

I. Parking and Loading Requirements

Off street parking will be provided in accordance with Part 6 of the Zoning Code, as it may be amended, with the following additional and superseding provisions:

1. Parking shall be provided in garages, driveways, or common parking in accordance with the following standards: For storage uses, including private automobile/vehicle and boat/vessel garage condominiums and associated commercial/retail services – 0 spaces.
2. Shared parking can be used to satisfy required parking.
 - a. When two or more uses occupy the same building and when the hours of operation do not overlap, the parking for the use that needs the most parking shall suffice for all uses.
 - b. Shared parking must be provided within 400 feet of the business(es) being served. In the verification of substantial compliance process pursuant to Section 656.341(g), Zoning Code, upon submittal to the Planning and Development Department of a study of proposed parking for a mix of identified uses, the total parking requirements for such uses may be reduced to not less than eighty (80) percent of the sum of the amount required for each separate identified use.
3. The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate.

J. Lighting

To minimize the effects of site lighting on the adjacent residential properties and salt marsh, site lighting fixtures will cast light inward and downward onto the PUD site.

K. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations by all local, State and Federal agencies having jurisdictional authority.

L. Utilities

The Property is served by JEA for electric utilities and City of Atlantic Beach Utilities for water and sewer utilities.

M. Pre-Application Conference

A pre-application conference was held regarding this application on February 29, 2024.

N. Justification for the PUD Rezoning

The PUD proposes the development of a luxury storage facility on the Property, allowing for storage of personal property, including, by way of example and not limitation, boats, cars, recreational vehicles, and for amenities supporting the same, together with ancillary uses. These uses will provide an important supporting use for an area that is experiencing an increase in residential development. Further, this PUD is compatible with surrounding uses and zoning districts and will generate far less traffic than many uses permitted under the existing RMD-C zoning district.

O. PUD/Difference from Usual Application of Zoning Code

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Site Plan; it provides for site-specific design standards and criteria; it includes variations to the accessory use and performance standards provisions as described in Section IV.E. above; it provides for deviations from certain setback and landscaping requirements; it includes variations from the parking standards otherwise applicable to storage uses, provides for shared parking, and other features described in Section V.I. above, and it includes deviations from the exterior finish requirements of the Mayport Zoning Overlay. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
<p>Permitted Uses:</p>	<p>See Section 656.313 of the Zoning Code for uses permitted by right and permissible by exception in the CCG-1 zoning district.</p>	<p><i>Permitted uses and structures.</i></p> <ol style="list-style-type: none"> 1. Private automobile/vehicle or boat/vessel garage condominium (or rentals) and associated commercial/retail services. 2. Personal property storage meeting the performance standards and development criteria set forth in Section IV.C. below. 3. Service garages for automobile/vehicle and boat/vessel repairs. 4. Professional and business offices. 5. Restaurants with the outside sale and service of food, including private catered events, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. 6. Manual/hand automobile/vehicle or 	<p>To allow for development of storage uses as described herein.</p>

		<p>boat/vessel washing.</p> <p>7. Mobile car detailing services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>8. Commercial retail sales and service establishment.</p> <p>9. Incidental sales of fuel/gasoline.</p> <p>10. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>11. Cellular telephone towers and radio towers subject to the requirements relating to the location of such towers pursuant to Part 15 of the City of Jacksonville Zoning Code.</p> <p>12. One (1) apartment for an on-site, live-in manager, overnight watchman and/or security person(s).</p> <p>13. Private clubs.</p> <p>14. Any uses permitted herein may be integrated vertically within a structure.</p> <p><i>Permissible uses by exception.</i> Those uses permitted by right or by exception in the CCG-2 zoning district that are not specifically permitted herein.</p>	
Lot Requirements	<p>CCG-1</p> <p><i>Minimum yard requirements.</i></p> <p>a. Front – None.</p> <p>b. Side – None. Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.</p> <p>c. Rear – Ten (10) feet.</p>	<p><i>Minimum yard requirements, as measured between principal structures and the boundary of the Property:</i></p> <p>a. Front (SR A1A) – Ten (10) feet.</p> <p>b. Side (Beach Preserve Way) – Ten (10) feet.</p> <p>c. Rear (South) – Ten (10) feet.</p> <p>d. Rear (West) – Ten (10) feet.</p>	The permit flexibility in site design due to the unique configuration of the Property.
Performance Standards	<p>§ 656.401(q):</p> <p><i>Personal property storage facilities.</i></p> <p>(1) Storage buildings shall be subdivided by permanent partitions into spaces containing not more than 300 square feet each.</p> <p>(2) Storage of goods shall be limited to personal property with no retail sales, service establishments, offices, apartments (other than manager's office and apartment), commercial distribution or</p>	<p>a. There shall be no maximum size of each storage space in the PUD and Subsection 656.401(q)(1) shall not apply.</p> <p>b. The permitted uses in this PUD shall govern without the limitation of Section 656.401(q)(2).</p> <p>c. The minimum yard requirements set forth above shall apply in lieu of the requirements of Section</p>	The permit flexibility in site and product design. The luxury storage facility detailed in this PUD is a unique use.

	<p>warehousing allowed.</p> <p>(3) The minimum lot size shall be not less than two acres.</p> <p>(4) If the facilities are lighted, lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interfered with the residential use of that area.</p> <p>(5) Minimum yard requirements:</p> <p>(i) Front—30 feet.</p> <p>(ii) Side and rear—Zero feet if adjacent to a commercial district; 15 feet side yard and ten feet rear yard if adjacent to residential district.</p> <p>(6) Perimeter landscaping adjacent to streets: All vehicular use areas (VUAs) which are not entirely screened by an intervening building from any abutting dedicated public street, to the extent such areas are not so screened, shall contain the following:</p> <p>(i) A landscaped area of not less than 20 square feet for each linear foot of vehicular use area (VUA) street frontage;</p> <p>(ii) No less than one tree, of four-inch caliper or greater, located within 25 feet of the street right-of-way, for each 25 linear feet, or fraction thereof, of VUA street frontage.</p> <p>(7) The requirements of Section 656.1214(a) may be met by increasing the minimum perimeter landscaping requirements.</p>	<p>656.401(q)(5), due to the unique configuration of the Property.</p> <p>d. Storage uses on the Property shall be subject to the requirements of Section 656.401(q)(3), (4), (6) and (7).</p> <p>e. The storage units may include exterior porches, decks, balconies and patios.</p> <p>f. For storage uses, including private automobile/vehicle or boat/vessel garage condominiums and associated commercial/retail service, no parking spaces shall be required because vehicles are able to park within the drive aisles while loading and unloading.</p>	
Uncomplimentary Buffers	See Section 656.1216 of the Zoning Code.	Landscaping and tree protection shall be provided in accordance with Part 12 of the Zoning Code; except that an uncomplimentary use buffer shall not be required adjacent to the residential zoning districts to the south and west of the Property because the proposed development of the Property will be buffered from the adjacent multifamily developments by an existing saltwater marsh which provides a natural buffer between the proposed development and adjacent multifamily uses/zoning.	To allow for the development to utilize the existing saltwater marsh and associated natural area as the uncomplimentary buffer.
Parking	See Part 6 of the Zoning Code.	<p>Off street parking will be provided in accordance with Part 6 of the Zoning Code, as it may be amended, with the following additional and superseding provisions:</p> <p>1. Parking shall be provided in garages, driveways, or common parking in accordance with the following standards: For storage uses, including private automobile/vehicle and boat/vessel garage condominiums</p>	<p>The zoning code does not adequately address parking requirements for storage uses, so this PUD provides for a specific requirement of zero (0) spaces for such uses.</p> <p>This PUD also clarifies requirements relating to the sharing of parking.</p>

		<p>and associated commercial/retail services – 0 spaces.</p> <p>2. Shared parking can be used to satisfy required parking.</p> <p style="padding-left: 40px;">a. When two or more uses occupy the same building and when the hours of operation do not overlap, the parking for the use that needs the most parking shall suffice for all uses.</p> <p style="padding-left: 40px;">b. Shared parking must be provided within 400 feet of the business(es) being served. In the verification of substantial compliance process pursuant to Section 656.341(g), Zoning Code, upon submittal to the Planning and Development Department of a study of proposed parking for a mix of identified uses, the total parking requirements for such uses may be reduced to not less than eighty (80) percent of the sum of the amount required for each separate identified use.</p> <p>3. The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate.</p>	
Mayport Road Zoning Overlay	<p>The exterior finish of new buildings, and any exterior finish alterations and/or additions to the front side, street side or any side visible from adjoining residential properties of existing buildings, shall be of brick, wood, concrete, stucco, exterior insulation and finish systems (EIFS), architectural or split-face block, or other finish materials with similar appearance and texture. Metal clad, corrugated metal, plywood or Oriented Strand Board (OSB), and exposed plain concrete block shall not be permitted as exterior finish materials on the front or any street side of a building.</p>	<p>Notwithstanding the requirements of the Mayport Zoning Overlay, the exterior finish of storage uses on the Property may be metal clad or corrugated metal.</p>	<p>To allow for the development of the proposed use on the Property with high quality architectural finishes that are best suited for the proposed use.</p>

P. Names of Project and Development Team

1. Developer: Carriere Family Limited Partnership
2. Planner/Engineer: Almond Engineering, P.A.
3. Agent: Rogers Towers, P.A.

Q. Quantitative Data & Land Use Table

A Land Use Table is attached hereto as **Exhibit “F”** which contains quantitative data such as approximations of acreage, densities, and intensities.

VI. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the CGC land use category. The maximum densities and intensities are consistent with those prescribed by the Comprehensive Plan. The proposed development is consistent with the 2045 Comprehensive Plan and furthers the following goals, objectives and policies contained therein, including:

FLUE Objective 1.1: Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE Policy 1.1.21: Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns; and/or
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

FLUE Policy 1.1.9: 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 1.6: 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.

FLUE Goal 3: To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

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 3.2.4: The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

FLUE Policy 3.2.6: The City shall apply the locational criteria in the land use categories and the operative provisions of this element when reviewing commercial and industrial development and redevelopment for consistency with the character of the areas served, the availability of public facilities, and market demands.

B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency Management System.

C. Allocation of Land Use: The PUD is consistent with land use allocations under the Comprehensive Plan.

D. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

E. External Compatibility and Intensity of Development: The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

F. Maintenance of Common Areas and Infrastructure: All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).

G. Usable Open Spaces, Plazas, Recreation Areas: The PUD protects sensitive environmental areas, conserves areas of unique beauty, provides structure to neighborhood design, and encourages compatible and cooperative relationships between adjoining land uses in compliance with the Comprehensive Plan.

H. Impact on Wetlands: Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

I. Listed Species Regulations: The Property is less than fifty (50) acres in size, so a listed species survey is not required.

J. Off-Street Parking Including Loading and Unloading Areas: The PUD provides for off street parking considering the unique parking requirements for storage uses as set forth above.

K. Sidewalks, Trails, and Bikeways: Sidewalks shall be provided as required in the Comprehensive Plan.

EXHIBIT F

PUD Name

Mayport Luxury Storage PUD

Land Use Table

Total gross acreage	7.12	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Multiple family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Commercial	4.25	Acres	59.7 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space	0	Acres	0 %
Passive open space	2.87	Acres	40.3 %
Public and private right-of-way	0	Acres	0 %
Maximum coverage of buildings and structures	0	Sq. Ft.	19.5 %