

**PUD WRITTEN DESCRIPTION  
2825 MAYPORT PUD  
October 17, 2023**

**I. PROJECT DESCRIPTION**

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 0.7 acres of property on a portion of the property located at 2825 Mayport Road (RE# 168365 0000) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. The Property is located within the CGC land use category, the Suburban Development Area, and is zoned PUD pursuant to Ordinance 1995-1158.

This PUD includes only the eastern portion of 2825 Mayport Road, which was most recently used by a land clearing and demolition company. The western portion of the parcel is not subject to this PUD and is zoned CCG-2. The western portion is used by a major repair service garage, a motorcycle shop, and a locksmith.

This PUD is filed to permit outdoor storage of supplies, materials, vehicles and other items in conjunction with a new sustainable landscaping company tenant. De minimis improvements including a nursery storage area, a portable office, and a covered storage area are anticipated. Fencing and gating will be provided to screen and provide security.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	CGC	CCG-1	Pioneer Drive/Stormwater retention
East	MDR	PUD (2011-110)	Stormwater retention
South	CGC/MDR	CCG-2/PUD (2011-0110)	Service garage/Assisted Living Facility
West	CGC	CCG-2/PUD (2022-18)	Service garage/Mayport Road

- B. Project name: 2825 Mayport PUD.
- C. Property owner: 2825 Mayport Road LLC.
- D. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- E. Current land use designation: CGC.
- F. Current zoning district: PUD (Ordinance 1995-1158).
- G. Requested zoning district: PUD.
- H. Real estate number: 168365 0000.

## **II. QUANTITATIVE DATA**

- A. Total acreage: 0.7 acres.
- B. Total amount of nonresidential square feet: ±0.7 acres.

## **III. STATEMENTS**

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

This PUD carries over the permitted uses from Ordinance 1995-1158 but permits landscaping and building trades contractors and other similar uses with outdoor storage. Parking is permitted on pervious surfaces within the Property and perimeter and internal landscaping is not required in order to generally maintain the existing site conditions. A five (5) foot buffer is established along the southern boundary.

- 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.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

## **IV. USES AND RESTRICTIONS**

- A. Permitted Uses:

1. Landscaping and building trades contractors and other similar uses with outdoor storage yards meeting the performance standards and development criteria set forth in Part 4, provided that areas used for outdoor storage may be screened by a six (6) foot high chain-link fence with privacy fabric or PVC slats kept in a neat and orderly condition.
2. Service garage for major repairs.
3. Warehousing, storage, jobber, distributorship business not to exceed six thousand (6,000) square feet of floor space; no vehicle in excess of one (1) ton capacity. All merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises. These limitations do not apply to uses permitted in IV.A.1. above.

- B. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.

## V. DESIGN GUIDELINES

### A. Lot Requirements:

1. Minimum lot width and area: None, except as otherwise required for certain uses.
2. Maximum lot coverage by all buildings: None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.
3. Minimum yard requirements:
  - a. Front – None.
  - b. Side – Five (5) feet for the southern boundary and zero (0) feet for the northern boundary.
  - c. Rear – Ten (10) feet.
4. Maximum height of structures:
  - a. Sixty (60) feet.

### B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking may be provided throughout the Property on unmarked pervious or impervious surfaces in lieu of strictly complying with Part 6. Outdoor storage areas or storage facilities shall not be considered in determining parking demand.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of Pioneer Drive substantially as shown on the Site Plan.
3. *Pedestrian Access.* As required by City regulations.

### C. Signs: Signs for this development shall be consistent with the requirements for the CCG-2 zoning district as set forth in Part 13 of the Zoning Code.

### D. Landscaping: A five (5) foot buffer shall be provided along the southern boundary where no commercial uses may occur. The existing chain link fence may be maintained so long as privacy fabric or PVC slats kept in a neat and orderly condition are provided. Perimeter and internal vehicular use area landscaping shall not be required. An uncomplimentary buffer shall not be required along the eastern boundary due to City property intervening between the Property and the adjacent eastern parcel, which

exceeds ten (10) feet in width, and due to the eastern parcel being used solely for stormwater retention.

- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
- F. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

## **VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

### *Future Land Use Element*

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. 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.
3. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
4. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth

techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- a. Potential for the development of blighting or other negative influences on abutting properties
  - b. Traffic Impacts
  - c. Site Access
  - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
  - e. Configuration and orientation of the property
  - f. Natural or man-made buffers and boundaries
  - g. Height of development
  - h. Bulk and scale of development
  - i. Building orientation
  - j. Site layout
  - k. Parking layout
  - l. Opportunities for physical activity, active living, social connection, and access to healthy food
5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
- a. Creation of complementary uses;
  - b. Enhancement of transportation connections;
  - c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
  - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
7. 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.
8. Objective 3.2 - 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.

9. Policy 3.2.2 – The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.
  10. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.
- B. **Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
  - C. **Allocation of residential land use.** Residential uses are not proposed.
  - D. **Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Pioneer Drive. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
  - E. **External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The Property was used by a land clearing and demolition company and now a sustainable landscaping business seeks to operate at the location. The properties fronting Mayport Road are used by auto service garages or other facilities with roll-up doors facing Mayport Road.
  - F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit E.
  - G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
  - H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
  - I. **Off-Street parking including loading and unloading areas.** The proposed PUD provides for a parking area suitable to the needs of the landscaping company.
  - J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.