

**PUD WRITTEN DESCRIPTION  
11153 BEACH BOULEVARD PUD  
February 3, 2026**

**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 6.82 acres of property to permit expansion of the existing commercial development on the property located at 11153 Beach Boulevard (RE# 163505 0050) as more particularly described in Exhibit 1 (the “Property”) and depicted in the conceptual site plan attached as Exhibit 4 (the “Site Plan”). The Property is located within the CGC and LDR land use categories, the Urban and Suburban Development Areas, and is zoned CCG-2 and RLD-60.

The Property is currently developed with a multi-tenant commercial center, anchored with an international grocery and other retail offerings and a mix of personal and health services. Due to the great demand for and success of the existing uses, this PUD is filed to unify the site with CGC land use and PUD zoning to accommodate commercial expansion while imposing limitations on uses that otherwise would be permitted by right or permissible by exception in the existing CCG-2 zoning district.

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	LDR	RLD-60	Single-family / undeveloped
East	CGC	CCG-2	Utility / warehouse
South	CGC	CCG-1 / CCG-2	Commercial strip center
West	CGC	CCG-2	Bowling / flea market

- B. Project name: 11153 Beach Boulevard PUD.
- C. Project engineer: Almond Engineering, P.A.
- D. Project developer: My Jax, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC and LDR.
- G. Current zoning district: CCG-2 and RLD-60.
- H. Requested land use designations: CGC.
- I. Requested zoning district: PUD.

J. Real estate number: 163505 0050.

## **II. QUANTITATIVE DATA**

A. Total acreage: 6.82 acres.

B. Maximum amount of enclosed nonresidential square footage: One hundred fifty thousand (150,000) square feet.

## **III. STATEMENTS**

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

This PUD adopts a conceptual Site Plan for the proposed commercial expansion with limitations on uses that would otherwise be permitted by right in the CCG-2 zoning that exists on a majority of the site today. The PUD also provides design regulations to grandfather certain conditions and bring the existing site into better compliance with current code requirements.

To that end, the following CCG-2 uses are eliminated from this PUD:

1. Adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment.
2. Racetracks for animals or vehicles.
3. Adult entertainment.
4. Nightclubs.
5. Dancing entertainment establishments with or without alcohol service.
6. Restaurants that serve alcoholic beverages such as liquor, beer or wine.
7. An establishment or facility which includes the retail sale of all alcoholic beverages, including liquor, beer or wine for off-premises consumption.
8. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on premises consumption.

The following uses have been modified:

1. Boat yards, which would otherwise be permitted by right in the CCG-2 zoning category, have been converted to a use only by exception.
2. A limitation on the amount of time a disabled vehicle can be stored outside in conjunction with automotive repair has been added such that automotive repair cannot be permitted to operate as an automobile storage yard without an approved zoning exception.
3. Parameters have been detailed for the sale of new or used tires to make clear that an operator such as a Tire Kingdom or Mavis Tire must store tires in such a manner that they are not visible from a right-of-way or adjacent property.

The following design guidelines are adopted:

1. The height of any building within thirty (30) feet of a residential district is limited to thirty-five (35) feet.
2. There shall be no limit on the maximum number of parking spaces, parking spaces may be shared among uses with off-setting hours, and parking spaces may be located on a separate lot or parcel if the Property is subdivided in the future. All parking spaces may be impervious. Landscaped pedestrian connections contemplated in Section 656.607(b) for parking lots shall not be required.
3. There shall be a minimum of two (2) loading areas for the PUD, which are not required to be screened if located interior to the site.
4. Bicycle parking shall be provided at a rate of five (5) percent of the parking spaces onsite.
5. Internal uncomplementary landscape buffers shall not be required for different uses on the Property. The perimeter landscaping between the parking lot and the existing commercial centers identified on the Site Plan with addresses 11211 and 11233 Beach Boulevard shall not require trees but shall contain grass, mulch, or other natural landscaping. There shall be no required landscaping or buffer for the VUA for the approximate ten (10) angled parking spaces near the western most access to the Property along Beach Boulevard.
6. Signage is required at the access point to Cortez Road prohibiting vehicles with a gross vehicle weight exceeding 26,000 pounds from turning left out of the property onto Cortez Road.

B. Explanation of proposed deviations or waivers.

Certain uses that would be permitted by right or permissible by exception are eliminated to provide better compatibility with the residential neighborhood to the

north of the Property. Modifications on permitted or permissible uses have been provided in response to concerns raised by the community. The height of buildings within thirty (30) feet of a residential district is limited to match the height that is permitted within the residential district. The parking, loading and landscaping relief provided herein is intended to grandfather certain existing conditions while allowing flexibility in the buildout of future phases recognizing site constraints imposed by the unique shape of the Property. The perimeter landscaping abutting the existing commercial centers identified on the Site Plan with addresses 11211 and 11233 Beach Boulevard shall not require trees due to the overhead utilities. The existing perpendicular parking spaces along Beach Boulevard are being reconfigured to angled spaces after negotiation with FDOT to improve safety but there is insufficient space to provide additional landscaping in that area. Internal uncomplementary landscape buffers, including screening and landscaping, are not required because the Property is master planned with harmonious uses. Signage at the access point to Cortez Road is intended to prevent commercial vehicles such as large box trucks, dump trucks or semi-trucks from traveling north on Cortez Road from the Property.

- C. 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 and/or a POA, or similar entity 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. Commercial Retail Sales and Service Establishments.
2. Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
3. Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.

4. Major and minor automotive repair provided that inoperable, disabled, wrecked, or unregistered vehicles shall not be stored or parked outdoors on the site for more than seven (7) consecutive days. Any such vehicle remaining on-site beyond seven (7) days must be stored entirely within an enclosed building or removed from the site. At no time shall such automotive repair be permitted to operate as an automobile storage yard without an approved zoning exception.
5. Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, indoor and outdoor facilities operated by a licensed pari-mutuel permit holder, and other similar uses.
6. Fruit, vegetable, poultry or fish markets.
7. All types of professional and business offices.
8. Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
9. Hotels and motels.
10. Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
11. Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
12. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
13. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
14. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
15. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
16. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4. The use of stormwater dewatering pumps for the purpose of depressing the

water table to facilitate and aid in the function of underground stormwater retention facilities are permitted.

17. Private clubs.
18. Churches, including a rectory or similar use.
19. Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4; provided, however, that climate controlled facilities within an enclosed building are not subject to Part 4.
20. Vocational, trade and business schools.
21. Banks, including drive-thru tellers.
22. A restaurant which may include outside sales and seating.
23. The sale of new or used tires, meeting the following performance standards and development criteria set forth in Part 4.
  - a. All tires located outside shall be stored and displayed so that the tires are not visible from the right-of-way or adjacent properties.
  - b. All tires must be kept free from standing water at all times.
  - c. The use of tarps or similar temporary material to visually screen the tires is prohibited.
  - d. The visual screening of the tires may be by either:
    - (1) A permanent structure, such as a building;
    - (2) A six-foot height fence, at least 85 percent opaque, set inward at least 30 feet from any public or private right-of-way line; or
    - (3) A ten-foot in depth landscape buffer, set inward a minimum of 20 feet from any public or private right-of-way line, but may be closer to the property line if screening from adjacent properties. The landscape buffer shall:
      - i. Be native, evergreen vegetation;
      - ii. Be a minimum of a six feet in height at the time of planting that will reach a minimum of ten feet in height two years after planting;
      - iii. Reach an 85 percent opacity within two years after planting; and
      - iv. Be maintained and preserved in a healthy condition for so long as the use exists. Should vegetation die it shall be immediately replaced.
  - e. The sale, storage and display of tires may not exceed 1,500 tires. If a facility contains more than 1,500 tires, then the facility shall be deemed to be a waste

tire site, waste tire processing center, or tire recycle facility and thus regulated by F.S. § 403.717, and Rule 62-717, Florida Administrative Code.

- f. The storage of waste and used tires must comply with the Florida Fire Prevention Code and Rule 62-711 F.A.C.
- g. The storage of any tire must comply with all State and federal regulations, as well as these local regulations. The Florida Fire Prevention Code is currently found in Chapter 36 of the Florida Building Code.

24. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

B. Permissible Uses by Exception:

- 1. Residential treatment facilities or emergency shelter.
- 2. Rescue missions.
- 3. Day labor pools.
- 4. Crematories.
- 5. Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
- 6. Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
- 7. Automobile storage yards.
- 8. Bus, semi-tractor (but not trailer) or truck parking and/or storage.
- 9. Schools meeting the performance standards and development criteria set forth in Part 4.
- 10. Manual car wash.
- 11. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
- 12. Boatyards.

C. Permitted Accessory Uses and Structures:

- 1. As permitted in Section 656.403 of the Zoning Code.

## V. DESIGN GUIDELINES

### A. Lot requirements:

1. Minimum lot width and area: None.
2. Maximum coverage by all buildings: None. Maximum impervious surface ratio shall be eighty-five percent (85%) and shall be calculated on a Property-wide basis.
3. Minimum yard requirements:
  - a. Front (south boundary) – None.
  - b. Side (east and west boundaries) – None.
  - c. Rear (north boundary)– Ten (10) feet, based on the PUD boundaries. Individual parcels, structures, or uses internal to the PUD shall not require a yard.
  - d. Where the lot is adjacent to a residential district without an intervening street, a minimum setback of twenty-five (25) feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening, retention or sidewalks may be permitted in the required setback.
4. Maximum height of structures: Sixty (60) feet; provided, however, that the height of any building located within thirty (30) of an adjoining residential district shall be limited to thirty-five (35) feet.

### B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking for wholesaling, warehousing, storage, and distributorship businesses shall be required at a minimum ratio of one (1) space for every five thousand (5,000) square feet. All commercial retail and service establishments shall provide parking at a minimum ratio of three (3) spaces per one thousand (1,000) square feet. All other uses shall provide parking pursuant to Part 6 of the Zoning Code. There shall be no maximum parking cap, parking spaces may be shared among uses with off-setting hours, and parking spaces may be located on a separate lot or parcel if the Property is subdivided in the future. All parking spaces may be impervious. Landscaped pedestrian connections contemplated in Section 656.607(b) for parking lots shall not be required. There shall be a minimum of two (2) loading areas for the PUD, which are not required to be screened provided they are located interior to the site and not abutting a right-of-way. Bicycle parking shall be provided at a rate of five (5) percent of the parking spaces onsite.

2. *Vehicular Access.* Vehicular access to the Property shall be by way of Beach Boulevard and Cortez Road, as conceptually shown on the Site Plan; provided, however, that Cortez Road is a restricted truck route prohibiting regulated trucks as defined in Section 804.1602. Prior to receiving a certificate of occupancy for any new construction, the Owner will install signage at the access point for Cortez Road prohibiting vehicles with a gross vehicle weight exceeding 26,000 pounds from turning left out of the property onto Cortez Road. For the purpose of clarity, this restriction is intended to prevent commercial vehicles such as large box trucks, dump trucks or semi-trucks from traveling north on Cortez Road.
  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. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location, property ownership or frontage.
  - D. *Landscaping:* Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code, as modified herein. The minimum uncomplementary landscape buffer shall be ten (10) feet but shall not be required (including no screening or trees) between different uses on the Property. Five (5) foot on-average perimeter landscaping for VUAs shall be provided along the boundaries abutting the existing commercial centers identified on the Site Plan with addresses 11211 and 11233 Beach Boulevard. Such landscaping shall not require trees but shall contain grass, mulch, or other natural landscaping. There shall be no required landscaping or buffer for the VUA for the approximate ten (10) angled parking spaces near the western most access to the Property along Beach Boulevard.
  - 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.
  - H. *Modifications:* The Site Plan is conceptual in nature and subject to change. For example, the location and configuration of buildings and vehicle use area may change within the site provided that all design guidelines are met. Changes to square footage as set forth herein and changes to the location and configuration of stormwater facilities, swales, and other infrastructure, open space, and compensatory storage are

allowed without a modification to the PUD and Site Plan. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code or as set forth herein. In the event of a conflict between the PUD written description and the Site Plan, the PUD written description shall control.

## **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. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
8. Policy 1.2.8 - 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.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

- a. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
- b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
- c. Subdivision (non-residential and residential) where:
  - i. The collection system of a regional utility company is greater than  $\frac{1}{4}$  mile from the proposed subdivision.
  - ii. Each lot is a minimum of  $\frac{1}{2}$  acre unsubmerged property.
  - iii. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five-year period.

9. 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.

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.** This PUD does not permit multi-family uses.

**D. Internal compatibility.** The Site Plan conceptually depicts access and circulation within the site. Access to the site is available from Beach Boulevard and Cortez Road. Location of the access points shown on the Site Plan as well as final design of the access points are 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 proposed commercial development is consistent with the existing commercial uses on the Property and along Beach Boulevard.

- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be 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.** Parking for wholesaling, warehousing, storage, and distributorship businesses shall be required at a minimum ratio of one (1) space for every two thousand (2,000) square feet. All commercial retail and service establishments shall provide parking at a minimum ratio of three (3) spaces per one thousand (1,000) square feet. All other uses shall provide parking pursuant to Part 6 of the Zoning Code. There shall be no maximum parking cap, parking spaces may be shared among uses with off-setting hours, and parking spaces may be located on a separate lot or parcel if the Property is subdivided in the future. All parking spaces may be impervious. Landscaped pedestrian connections contemplated in Section 656.607(b) for parking lots shall not be required. There shall be a minimum of two (2) loading areas for the PUD. Bicycle parking shall be provided at a rate of five (5) percent of the parking spaces onsite.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.