

**Beacon Point Storage PUD
Written Description
June 3, 2020**

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A.** RE #s: 123030-0000 & 123030-0080
- B.** Current Land Use Designation: RC
- C.** Current Zoning District: CCG-1
- D.** Proposed Zoning District: PUD
- E.** Proposed Land Use Designation: RC (no change)

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

My EZ Storage, LLC (the “Applicant”) proposes to rezone approximately 4.66 acres of property on Beacon Point Drive W. and Beacon Point Drive S., each an approved private street, from Community Commercial General - 1 (“CCG-1”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for development of outside storage, as well as certain commercial uses, on the Property, as more particularly set forth in Section IV below. It is the current intent to develop the portion of the property identified on the site plan attached to this Ordinance as Exhibit “4” (the “Site Plan”) as the “Storage Parcel” with storage uses (the “Storage Uses”) and to utilize the portion of the Property identified on the Site Plan as the “Commercial Parcel” for, generally, CCG-1 uses (“Commercial Uses”) or, alternatively, additional Storage Uses, all as shown on the Site Plan. This proposed development is consistent with surrounding uses and will provide a service to the surrounding area. The PUD will be developed in accordance with this PUD Written Description and the Site Plan.

The Property is designated as Regional Commercial (“RC”) on the Future Land Use Map (“FLUM”) of the 2030 Comprehensive Plan and is within the Urban Priority Development Area. The PUD shall be developed consistent with the applicable RC – Urban Priority Area land use category of the 2030 Comprehensive Plan.

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	LDR	RLD-60	Single Family Residential
East	RPI	RMD-D	Vacant, Retention
North	RC	CCG-1	Shopping Center; Retail

West	RC	CCG-1 & CCG-2	Shopping Center; Retail
------	----	------------------	-------------------------

IV. PERMITTED USES

A. Permitted Uses

This section of the Written Description addresses the items required in Section 656.341(c)(2)(ii) of the Zoning Code: Permitted Uses and Structures, Permissible Uses by Exception, Permitted Accessory Uses and Structures, Minimum Lot Requirements (width/density/area), Maximum Lot Coverage by all Buildings and Structures, Minimum and/or Maximum Yard Requirements, and Maximum Height of Structures.

1. *Permitted Uses and Structures on the Property (Storage Parcel and Commercial Parcel):*

a. Storage Uses:

- (1) Professional and business offices.
- (2) Personal property storage, including modular storage structures, meeting the performance standards and development criteria set forth in Section IV.C.3 below.
- (3) Outside storage (covered and/or uncovered) meeting the performance standards and development criteria set forth in Section IV.C.3 below.
- (4) Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers, and storage of documents and equipment.

b. Commercial 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.
- (4) Art galleries, museums, community centers, dance, art or music studios.
- (5) Vocational, trade or business schools and similar uses.
- (6) Day care centers or care centers meeting the performance

standards and development criteria set forth in Part 4.

- (7) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (8) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- (9) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
- (10) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- (11) Express or parcel delivery offices and similar uses (but not freight or truck terminals).
- (12) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- (13) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (14) Churches, including a rectory or similar use.
- (15) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
- (16) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
- (17) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- (18) Filling or gas stations meeting the performance standards

and development criteria set forth in Part 4.

- (19) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
 - (20) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
 - (21) Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section IV.C.2 below.
 - (22) Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in Section IV.C.1 below.
 - (23) Any uses permitted herein may be integrated vertically within a structure.
2. *Permissible uses by exception on the Property (Storage Parcel and Commercial Parcel):* Those uses permissible by right and permissible by exception in the CCG-1 Zoning District, but not set forth above.
 3. *Minimum lot requirements (width and area) on the Property (Storage Parcel and Commercial Parcel):*
 - a. Width – None
 - b. Area – None
 4. *Maximum lot coverage by all buildings and structures on the Property (Storage Parcel and Commercial Parcel):* None
 5. *Minimum yard requirements on the Property (Storage Parcel and Commercial Parcel):*
 - a. Front – None.
 - b. Rear – None.
 - c. Side – None.
 6. *Minimum Setback of Principal Structures from Boundary of the Property (Storage Parcel and Commercial Parcel):* None, except that the minimum setback shall be twenty (20) feet along the southern boundary of the Storage Parcel, as shown on the Site Plan.

7. *Maximum height of structures:*

- a. Storage Parcel - Thirty-five (35) feet; provided, however, height may be unlimited where all required yards are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of thirty-five (35) feet.
- b. Commercial Parcel – Sixty (60) feet.
- c. 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.

B. Accessory Uses and Structures

Accessory uses and structures are permitted meeting the criteria of Section 656.403, Zoning Code.

C. Additional Performance Standards

Additional performance standards for those uses identified shall be as follows:

1. Communication towers shall be permitted subject to the requirements relating to the location of such towers pursuant to Part 15 of the City of Jacksonville Zoning Code.
2. Essential services (utility systems) shall be allowed as a permitted use subject to the following conditions:
 - a. Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate
3. For personal property storage and outside storage, no parking spaces shall be required because vehicles are able to park within the drive aisles while loading and unloading. Otherwise, the use is subject to the conditions of 656.401(q)(1)-(4), to the extent applicable.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided via Beacon Point Drive South, Beacon Point Drive West and/or other adjacent access drives, as shown on the Site Plan, and vehicular internal circulation will be as shown on the Site Plan. The proposed access points and vehicular internal circulation as shown on the 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 the City of Jacksonville Ordinance Code and Article 25 of the Charter of the City of Jacksonville, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided “off-site” within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses.

1. *Buffers*

The City’s Zoning Code requires buffers for “uncomplimentary land uses and zones” in Section 656.1216. Due to the mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required, including, but not limited to residential uses and the internal access road, whether private or dedicated.

2. *Southern Boundary*

A minimum twenty (20) foot landscaped buffer shall be provided along the southern boundary of the Property meeting the requirements of Section 656.1216(b) of the Zoning Code. Notwithstanding the foregoing, to the extent that existing vegetation within said buffer area complies with the opacity and tree count provisions of Section 656.1216(b), said existing vegetation may remain as a part of said buffer and in lieu of additional plantings.

D. Signage

In accordance with Part 13 of the Zoning Code for CCG uses. Notwithstanding the foregoing, for purposes of this PUD, the term “street frontage,” as used in Section 656.1313(c)(3) includes frontage on Beacon Point Drive South, Beacon Point Drive West and the access drive located adjacent to the Commercial Parcel and the exit of the Storage Parcel, as shown on the Site Plan. Furthermore, 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 or frontage.

E. Architectural Guidelines.

Buildings, structures, and signage shall be architecturally compatible with those in other uses within the PUD.

F. Construction offices/model homes/real estate sales.

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 Property may be developed in multiple phases. During the development of the Storage Parcel, the undeveloped phases will be used for outside storage.

I. Parking and Loading Requirements

Off street parking will be provided in accordance with Part 6 of the City’s Zoning Code, as it may be amended, with the following additional and superseding provisions: Parking shall be provided in garages, driveways, or common parking in accordance with the following standards: In accordance with Section IV.D.3. above, for Personal Property Storage and Outside Storage – 0 spaces.

J. Lighting

To minimize the effects of site lighting on the adjacent residential properties, directional site lighting fixtures will be utilized along the Property boundaries with adjacent residential properties to cast light downward onto the PUD site.

K. Stormwater Retention

Stormwater facilities are already constructed or will be constructed to serve the PUD in accordance with applicable regulations.

L. Utilities

The Property is served by JEA.

M. Pre-Application Conference

A pre-application conference was held regarding this application on April 28, 2020.

N. Justification for the PUD Rezoning

The PUD proposes the development of personal property storage and outside storage on the Property, with associated uses. These Storage 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.

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; and it includes variations from the parking standards otherwise applicable storage uses, as described in Section V.I. above. 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
Uses	<p>For CCG-1: §656.322(A)(IV)(a) Permitted uses and structures.</p> <p>(1) Commercial retail sales and service establishments</p> <p>(2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.</p> <p>(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.</p> <p>(4) Hotels and motels.</p> <p>(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.</p> <p>(6) Art galleries, museums, community centers, dance, art or music studios.</p> <p>(7) Vocational, trade or business schools and similar uses.</p> <p>(8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.</p> <p>(10) Adult Congregate Living Facility (but not group care homes or</p>	<p>a. <i>Storage Uses:</i></p> <p>(1) <i>Professional and business offices.</i></p> <p>(2) <i>Personal property storage meeting the performance standards and development criteria set forth in Section IV.C.3 below.</i></p> <p>(3) <i>Outside storage (covered and/or uncovered) meeting the performance standards and development criteria set forth in Section IV.C.3 below.</i></p> <p>(4) <i>Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers, and storage of documents and equipment.</i></p> <p>b. <i>Commercial Uses:</i></p> <p>(1) <i>Commercial retail sales and service establishments.</i></p> <p>(2) <i>Banks, including drive-thru tellers, savings and loan institutions, and similar uses.</i></p> <p>(3) <i>Professional and business offices, buildings trades contractors.</i></p> <p>(4) <i>Art galleries, museums, community centers, dance, art or music studios.</i></p> <p>(5) <i>Vocational, trade or</i></p>	<p>To allow for development of outside storage for boat and RVs on the Property.</p>

	<p>residential treatment facilities).</p> <p>(11) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.</p> <p>(12) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.</p> <p>(13) Express or parcel delivery offices and similar uses (but not freight or truck terminals)</p> <p>(14) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.</p> <p>(15) Personal property storage establishments meeting the performance development criteria set forth in Part 4.</p> <p>(16) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</p> <p>(17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(18) Churches, including a rectory or similar use.</p> <p>(19) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.</p> <p>(20) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.</p> <p>(21) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.</p> <p>(22) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(23) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.</p> <p>(24) Mobile Car Detailing Services and</p>	<p><i>business schools and similar uses.</i></p> <p><i>(6) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.</i></p> <p><i>(7) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.</i></p> <p><i>(8) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).</i></p> <p><i>(9) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.</i></p> <p><i>(10) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.</i></p> <p><i>(11) Express or parcel delivery offices and similar uses (but not freight or truck terminals).</i></p> <p><i>(12) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.</i></p> <p><i>(13) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</i></p> <p><i>(14) Churches, including a rectory or similar use.</i></p> <p><i>(15) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.</i></p> <p><i>(16) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a</i></p>	
--	---	---	--

	<p>automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.</p> <p>(25) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).</p> <p>For IL §656.313(A)(II)c): Permissible uses by exception.</p> <p>(1) 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.</p> <p>(2) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(3) Residential treatment facilities and emergency shelters.</p> <p>(4) Multi-family residential integrated with a permitted use.</p> <p>(5) Crematories.</p> <p>(6) Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.</p> <p>(7) Auto laundry or manual car wash.</p> <p>(8) Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).</p> <p>(9) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.</p> <p>(11) Blood donor stations, plasma centers and similar uses.</p> <p>(12) Private clubs.</p> <p>(13) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.</p> <p>(14) Billiard parlors.</p> <p>(15) Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).</p> <p>(16) Schools meeting the performance standards and development criteria set forth in Part 4.</p> <p>(17) Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.</p>	<p><i>part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.</i></p> <p><i>(17) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.</i></p> <p><i>(18) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.</i></p> <p><i>(19) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.</i></p> <p><i>(20) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).</i></p> <p><i>(21) Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section IV.C.2 below.</i></p> <p><i>(22) Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in Section IV.C.1 below.</i></p> <p><i>Any uses permitted herein may be integrated vertically within a structure.</i></p> <p><i>Permissible uses by exception: Those uses permissible by right and permissible by exception in the CCG-1 Zoning District, but not set forth above.</i></p>	
--	--	---	--

	<p>(18) Nightclubs.</p> <p>(19) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.</p> <p>(20) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.</p>		
Lot Requirements	<p>For CCG-1:</p> <p><i>Minimum lot requirements (width and area).</i> None, except as otherwise required for certain uses.</p> <p><i>Maximum lot coverage by all buildings.</i> None, except as otherwise required for certain uses. <i>Impervious surface ratio</i> as required by Section 654.129.</p> <p><i>Minimum yard requirements.</i></p> <p>Front—None.</p> <p>Side—None</p> <p>Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.</p> <p>Rear—10 feet</p> <p><i>Maximum height of structures.</i> Sixty feet.</p> <p>Section 656.401(q)</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 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>Minimum lot requirements (width and area):</i></p> <p>Width – None</p> <p>Area – None</p> <p><i>Maximum lot coverage by all buildings and structures:</i> None</p> <p><i>Minimum yard requirements:</i></p> <p>Front – None.</p> <p>Rear – None.</p> <p>Side – None.</p> <p><i>Minimum Setback of Principal Structures from Boundary of the Property:</i> None, except that the minimum setback shall be twenty (20) feet along the southern boundary of the Property, as shown on the Site Plan.</p> <p><i>Maximum height of structures:</i></p> <p>Storage Parcel - Thirty-five (35) feet; provided, however, height may be unlimited where all required yards are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of thirty-five (35) feet.</p> <p>Commercial Parcel – Sixty (60) feet</p> <p>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.</p>	To account for unique site characteristics.

	<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>		
Performance standard for Storage Uses	<p>Section 656.401(q)</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 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>For personal property storage and outside storage, no parking spaces shall be required because vehicles are able to park within the drive aisles while loading and unloading. Otherwise, the use is subject to the conditions of 656.401(q)(1)-(4), to the extent applicable.</p>	<p>To allow for the adaptive development of a uniquely shaped and situated parcel.</p>
Parking	<p>Part 6 of the Zoning Code</p>	<p>Off street parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended, with the following</p>	<p>To clarify the parking requirements that apply to outside boat and RV storage.</p>

		additional and superseding provisions: Parking shall be provided in garages, driveways, or common parking in accordance with the following standards: In accordance with Section IV.D.3. above, for Personal Property Storage and Outside Storage – 0 spaces	
Signage	Part 13 of the Zoning Code	In accordance with Part 13 of the Zoning Code for CCG uses. Notwithstanding the foregoing, for purposes of this PUD, the term “street frontage,” as used in Section 656.1313(c)(3) includes frontage on Beacon Point Drive South, Beacon Point Drive West and the access drive located adjacent to the Commercial Parcel and the exit of the Storage Parcel, as shown on the Site Plan. Furthermore, 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 or frontage.	To clarify the specific signage provisions that apply.
Landscaping	Part 12 of the Zoning Code	<p>Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code and Article 25 of the Charter of the City of Jacksonville, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided “off-site” within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses.</p> <p style="text-align: center;">1. <i>Buffers</i></p> <p>The City’s Zoning Code requires buffers for “uncomplimentary land uses and zones” in Section 656.1216. Due to the mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required, including, but not limited to residential uses and the internal access road, whether private or dedicated.</p> <p style="text-align: center;">2. <i>Southern Boundary</i></p>	To provide for adequate buffering while also accounting for the unique configuration of the Property.

		<p>A minimum twenty (20) foot landscaped buffer shall be provided along the southern boundary of the Property meeting the requirements of Section 656.1216(b) of the Zoning Code. Notwithstanding the foregoing, to the extent that existing vegetation within said buffer area complies with the opacity and tree count provisions of Section 656.1216(b), said existing vegetation may remain as a part of said buffer and in lieu of additional plantings.</p>	
--	--	---	--

P. Permissible Uses by Exception

Those uses permissible by right and permissible by exception in the CCG-1 Zoning District, but not set forth above.

Q. Names of Development Team

Developer/Owner: My EZ Storage, LLC

Planner/Engineer: Taylor & White, Inc.

Architect: N/A

R. Land Use Table

A Land Use Table is attached hereto as **Exhibit “F.”** Acreages, densities and intensities in Exhibit F are approximate.

VI. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the uses proposed herein are consistent with the RC land use category. The maximum densities and intensities are consistent with those prescribed by the Comprehensive Plan. The proposed development is consistent with the 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 1.1.5: The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;

- 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 1.1.7: Future rezonings shall include consideration of how the rezoning furthers the intent of FLUE Policy 1.1.5.

FLUE Policy 1.1.9: Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

FLUE 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.

FLUE Policy 1.2.9. 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. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

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 Policy 3.2.7. The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, 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 2030 Comprehensive Plan.

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

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

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

I. Off-Street Parking Including Loading and Unloading Areas: The PUD provides ample off street parking.

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