

WRITTEN DESCRIPTION

**Bulls Bay PUD
RE# 006222-0230**

September 9, 2022

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 5.39 acres of property from PUD to PUD. The parcel is located in the northwest quadrant of Bulls Bay Highway and Jackson Avenue North.

The subject property is currently owned by the Ray Lane Properties, LLC, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of: CGC/PUD (Ord. 1995-609). The property is currently vacant. Surrounding uses include: PBF/PBF-1 to the north across Nevada Street (school); LDR/PBF-1 (senior center) and CGC/CCG-2 (mixed use) to the east; and CGC/PUD (commercial) and LI/IL to the west and south across Bulls Bay Highway.

Project Name: Bulls Bay PUD
Project Architect/Planner: Not determined
Project Engineer: Not determined
Project Developer: Ray Lane Properties, LLC

II. QUANTITATIVE DATA

Total Acreage: 5.39 acres
Total number of dwelling units: N/A
Total amount of non-residential floor area: TBD
Total amount of public/private rights of way: N/A
Total amount of open space: N/A
Total amount of land coverage of all residential buildings and structures: TBD
Phase schedule of construction (include initiation dates and completion dates)
Single phase

III. 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, major automotive repair, 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. All types of professional and business and offices.
5. Small scale operations including wholesaling, warehousing, storage, distributorship business (only as an accessory to a permitted use).
6. Boatyards.
7. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating (only as an accessory to a permitted use).
8. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
9. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
10. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
11. Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.
12. Banks, including drive-thru tellers.
13. A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
14. An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for on-premises or off-premises consumption.
15. The sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

16. Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
17. Automobile, boat, motor home, RV storage yards.
18. Bus, semi-tractor, trailer or truck parking and/or storage.
19. Manual car wash.
20. Indoor body shop including existing apron and canopy for lifts (existing apron and canopy with lifts authorized by current PUD).
21. Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, express offices and terminal facilities and similar uses.
22. Radio or television broadcasting offices, studios, transmitters, telephone and cellular towers.
23. Building trades contractors with outside storage yards and heavy construction machinery, if visually screened by a six-foot fence or wall not less than 95 percent opaque.
24. Retail sales of heavy machinery, farm equipment and building materials including outside display.

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403.

C. Permitted Uses by Exception

None.

IV. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* None
- (2) *Maximum lot coverage:* None
- (3) *Minimum front yard:* None
- (4) *Minimum side yard:* None
- (5) *Minimum rear yard:* None
- (6) *Maximum height of structures:* None

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of Bulls Bay Highway, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs.

(1) One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.

(2) Wall signs are permitted.

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

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

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space:

Not applicable.

F. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

G. Wetlands

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

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

VII. STATEMENTS

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

The PUD allows for a limitation on allowable uses in the CCG-1 commercial zoning category.

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.

The facilities will be operated and maintained by the owner.

VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community, as the use is allowable in the land use category.

A. Is more efficient than would be possible through strict application of the Zoning Code, as the PUD limits the uses normally allowed in the Industrial Light zoning category;

B. Is compatible with surrounding land uses which are similar uses or supporting uses;

EXHIBIT F

PUD Name: Bulls Bay PUD

Land Use Table

Total gross acreage	5.39 acres	100%
Single family	0	
Total number of dwelling units	0	
Multiple family	0	
Total number of dwelling units	0	
Commercial	5.39 acres	100%
Industrial		
Other land use	0	
Active recreation and/or open space	0	
Passive open space	0	
Public and private right-of-way	N/A	
Maximum coverage of buildings and structures	None, except as otherwise required for certain uses	