

1. The PUD shall comply with all portions of Section 656.394.1 Mayport Road Zoning Overlay, Zoning Code.
2. A lighting plan shall be submitted for review and approval at the time of Verification of Substantial Compliance. The plan shall include a photometric plan, pole and fixture schedules. Sag lenses, drop lenses and convex lenses shall be prohibited. Cutoff fixtures shall not have more than one percent of lamp lumens above horizontal. Illumination levels at all property lines shall not exceed 0.5 foot-candles when the building or parking areas as located adjacent to residential areas and shall not exceed 1.0 foot-candles when abutting other non-residential properties.
3. A 20 foot undisturbed natural buffer shall be required along the west and south property line.

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition. The Commissioners felt architectural elevations will be helpful to see if it meets the Mayport Overlay Guidelines.

Planning Commission Vote:	6-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

PORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2022-18 TO

PLANNED UNIT DEVELOPMENT

FEBRUARY 3, 2022

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2022-18** to Planned Unit Development.

Location: West side of Mayport Road between Pioneer Drive and Mazama Road

Real Estate Number(s): 168357-0000, 168357-0100

Current Zoning District(s): Commercial Community General-1 (CCG-1)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Greater Arlington/Beaches, District 2

Applicant/Agent: William J. Michaelis, Esq.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owner: Louis L. Huntley Enterprises, Inc.
1890 Kingsley Avenue, Suite 102
Orange Park, Florida 32073

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2022-18 seeks to rezone approximately 4.35 acres of land from CCG-1 to PUD. The rezoning to PUD is being sought to allow the indoor storage of boats, RVs and automobiles including other service garages, auto laundry, restaurants, and commercial retail sales and service establishments. The PUD will allow special events displaying various vehicles.

The subject property is within the Mayport Road Zoning Overlay.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The proposed PUD is for the indoor storage of boats, RVs and automobiles including other commercial uses in the CCG-1 Zoning District. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

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.

Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

The site is also located in a Military Notice Zone requiring execution of an Airport Notice Zone Acknowledgement, as required in Section 656.1010, Ordinance Code. The Airport Notice zones are areas for which the limits are represented by the 60 DNL to 64.99 DNL noise contour range.

Policy 2.5.6 To ensure safety and education of citizens occupying properties that are located near military and civilian airports, the City requires disclosure of airport proximity to prospective owners or lessees in the Military and Civilian Influence Zones depicted on Map L-22.

The Navy has indicated they have no concerns with the proposed uses, but request any lighting be downward facing due to the proximity to the NS Mayport airfield.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

Yes. The application is requesting relief from the aesthetic requirements of the Mayport Road Zoning Overlay. The intent of these additional requirements is to enhance the aesthetic and physical appearance of this gateway into the Beach Communities, retain and enhance property values, promote appropriate redevelopment of blighted areas, and create an environment that is visually appealing and safe for pedestrians, bicycles and vehicular traffic.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC) The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for the indoor storage of boats, RVs and automobiles including other commercial uses. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- Traffic and pedestrian circulation patterns: The PUD will have two entrances, Mayport Road and Pioneer Drive, providing efficient means of access.
- The use and variety of building groupings: The entrances to the storage units are interior to the site and will be screened by the two buildings.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The PUD will be for indoor storage. The walls of the storage building will screen any use from Mayport Road or Pioneer Drive.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	RMD-C	Duplexes
	CGC	CCG-2	Boat/RV storage
South	MDR	RMD-C	Multi-family dwellings
East	CGC	CCG-2	Commercial uses, Mutli-family dwellings
West	MDR	RMD-C	Multi-family dwellings

- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: As mentioned earlier, the PUD is requesting relief from the building form and finish materials provision of the Mayport Road Zoning Overlay. The Mayport Village has been negatively affected by previous zoning districts which do not recognize the unique character of the community. There is significant construction across the street and along Mayport Road that is revitalizing the corridor. A corrugated metal or metal clad building is not appropriate at this location. It is the intent of the Overlay to prevent these types of buildings. **Therefore staff is recommending that the PUD comply with all portions of Section 656.394.1 Mayport Road Zoning Overlay, Zoning Code.**

The Navy has indicted they have no concerns with the proposed uses, but request any lighting be downward facing due to the proximity to the NS Mayport airfield. **Staff**

recommends that a lighting plan be submitted for review and approval at the time of Verification of Substantial Compliance.

(6) Intensity of Development

The proposed development is consistent with the Community General Commercial (CGC) functional land use category for the storage of boats, RVs and automobiles. The PUD is appropriate at this location because it will utilize an undeveloped commercial parcel on Mayport Road.

- The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: There are multi-family dwellings to the west of the subject property separated by a drainage ditch. The PUD indicates this ditch is sufficient to buffer the residential use and an uncomplementary buffer is not required. Staff notes the PUD does not indicate the existing vegetation/trees will be retained to provide the buffer. **Therefore staff is recommending a 20 foot undisturbed natural buffer be required along the west and south property line.**
- The availability and location of utility services and public facilities and services: This area is not served by JEA. City of Atlantic Beach has indicated there is water and sewer capacity for the proposed development.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. A recreation area is not required for commercial/industrial use.

(8) Impact on wetlands

There is approximately 0.82 acres of Category III wetlands on the southern portion of the subject property. The wetland has a low functional value for water filtration attenuation and flood water storage capacity due to its isolation, size and/or the lowering of the hydro-period due to nearby site grading or drainage/retention improvements. In addition the wetland has no clear or significant impact on the City's waterways.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

Since the PUD is for storage of vehicles, boats, and RVs, it is not expected to generate significant traffic volume. The center aisle is sufficiently wide to allow a 24 foot drive aisle when owners park in front of their storage unit.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on February 3, 2022, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-18** be **APPROVED with the following exhibits:**

1. The original legal description dated November 17, 2021
2. The original written description dated December 6, 2021
3. The original site plan dated December 15, 2021

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-18** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. The PUD shall comply with all portions of Section 656.394.1 Mayport Road Zoning Overlay, Zoning Code.
2. A lighting plan shall be submitted for review and approval at the time of Verification of Substantial Compliance. The plan shall include a photometric plan, pole and fixture schedules. Sag lenses, drop lenses and convex lenses shall be prohibited. Cutoff fixtures shall not have more than one percent of lamp lumens above horizontal. Illumination levels at all property lines shall not exceed 0.5 foot-candles when the building or parking areas as

located adjacent to residential areas and shall not exceed 1.0 foot-candles when abutting other non-residential properties.

3. A 20 foot undisturbed natural buffer shall be required along the west and south property line.





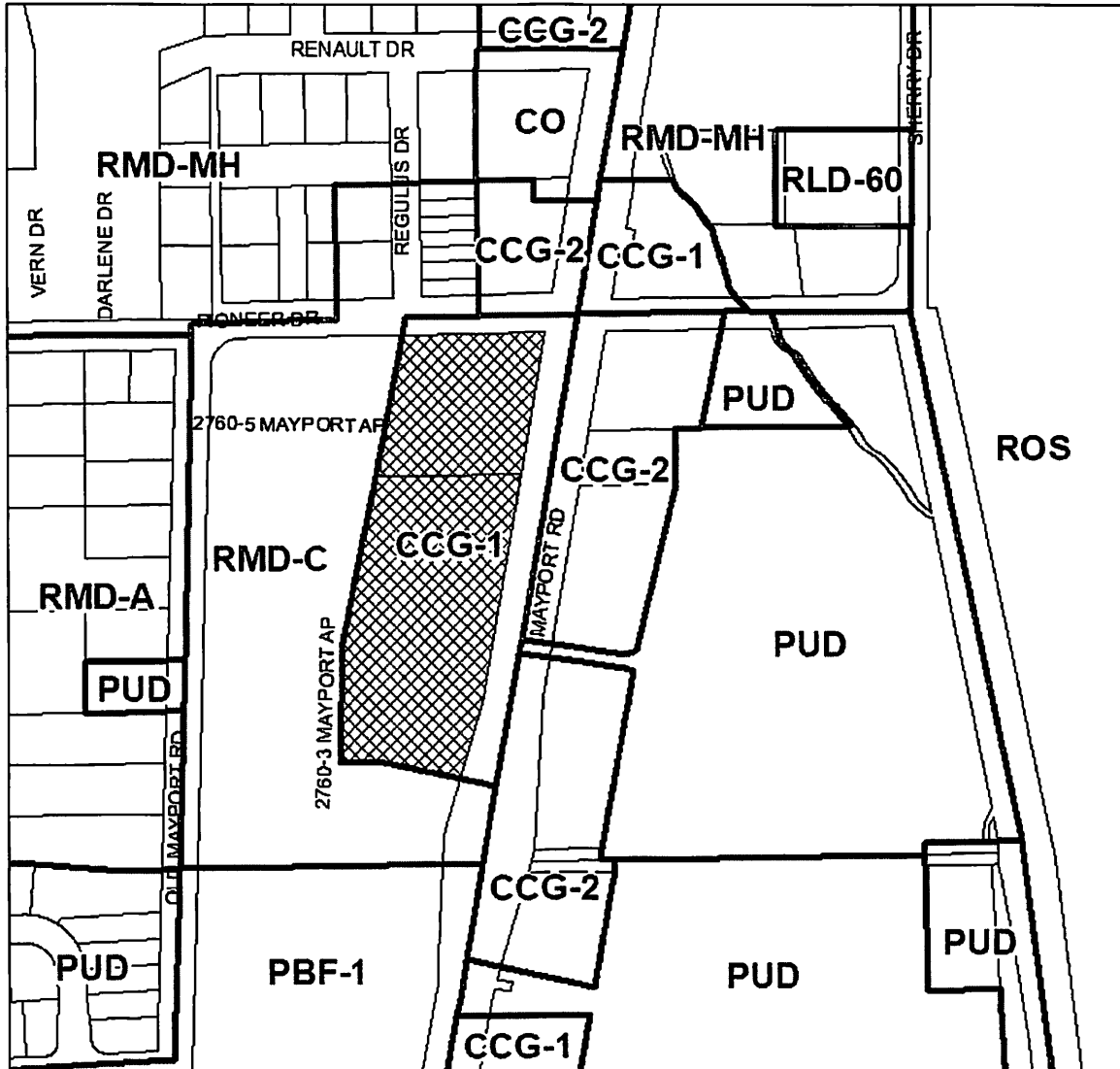
New multi-family dwellings under construction

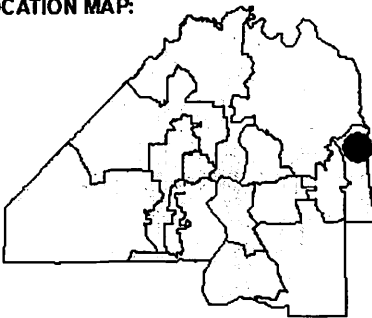
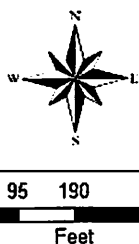


New multi-family dwellings under construction



Aerial view of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0018</p>	<p>TRACKING NUMBER</p> <p>T-2021-3872</p>	<p>COUNCIL DISTRICT:</p> <p>13</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0018 **Staff Sign-Off/Date** BEL / 12/22/2021
Filing Date 01/05/2022 **Number of Signs to Post** 4
Hearing Dates:
1st City Council 02/08/2022 **Planning Commission** 02/03/2022
Land Use & Zoning 02/15/2022 **2nd City Council** N/A
Neighborhood Association NONE
Neighborhood Action Plan/Corridor Study MAYPORT CORRIDOR AND OVERLAY

Application Info

Tracking # 3872 **Application Status** PENDING
Date Started 11/01/2021 **Date Submitted** 11/01/2021

General Information On Applicant

Last Name MICHAELIS **First Name** WILLIAM **Middle Name** JEFFREY
Company Name
ROGERS TOWERS, P.A.
Mailing Address
1301 RIVERPLACE BLVD., SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043465914 **Fax** 9043460663 **Email** WMICHAELIS@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name
LOUIS L. HUNTLEY ENTERPRISES, INC.
Mailing Address
1890 KINGSLEY AVE., SUITE #102
City ORANGE PARK **State** FL **Zip Code** 32073
Phone **Fax** **Email**

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name
JDB, LLC
Mailing Address
200 W. FORSYTH STREET, 7TH FLOOR
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 168357 0000	13	2	CCG-1	PUD
Map 168357 0100	13	2	CCG-1	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 4.35

Development Number

Proposed PUD Name MAYPORT STORAGE PUD

Justification For Rezoning Application

PUD - SEE EXHIBIT "D"

Location Of Property

General Location

SOUTHWEST QUADRANT OF INTERSECTION OF MAYPORT ROAD AND PIONEER DRIVE

House #	Street Name, Type and Direction	Zip Code
0	MAYPORT RD	32233

Between Streets

MAYPORT ROAD and OLD MAYPORT ROAD

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit - Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h)

jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

Exhibit F : Land Use Table

Exhibit G : Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

Exhibit H : Aerial Photograph.

Exhibit I : Listed Species Survey (If the proposed site is greater than fifty acres).

Exhibit J : Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).

Exhibit K : Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- | | |
|--|------------|
| 1) Rezoning Application's General Base Fee: | \$2,269.00 |
| 2) Plus Cost Per Acre or Portion Thereof | |
| 4.35 Acres @ \$10.00 /acre: | \$50.00 |
| 3) Plus Notification Costs Per Addressee | |
| 30 Notifications @ \$7.00 /each: | \$210.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,529.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

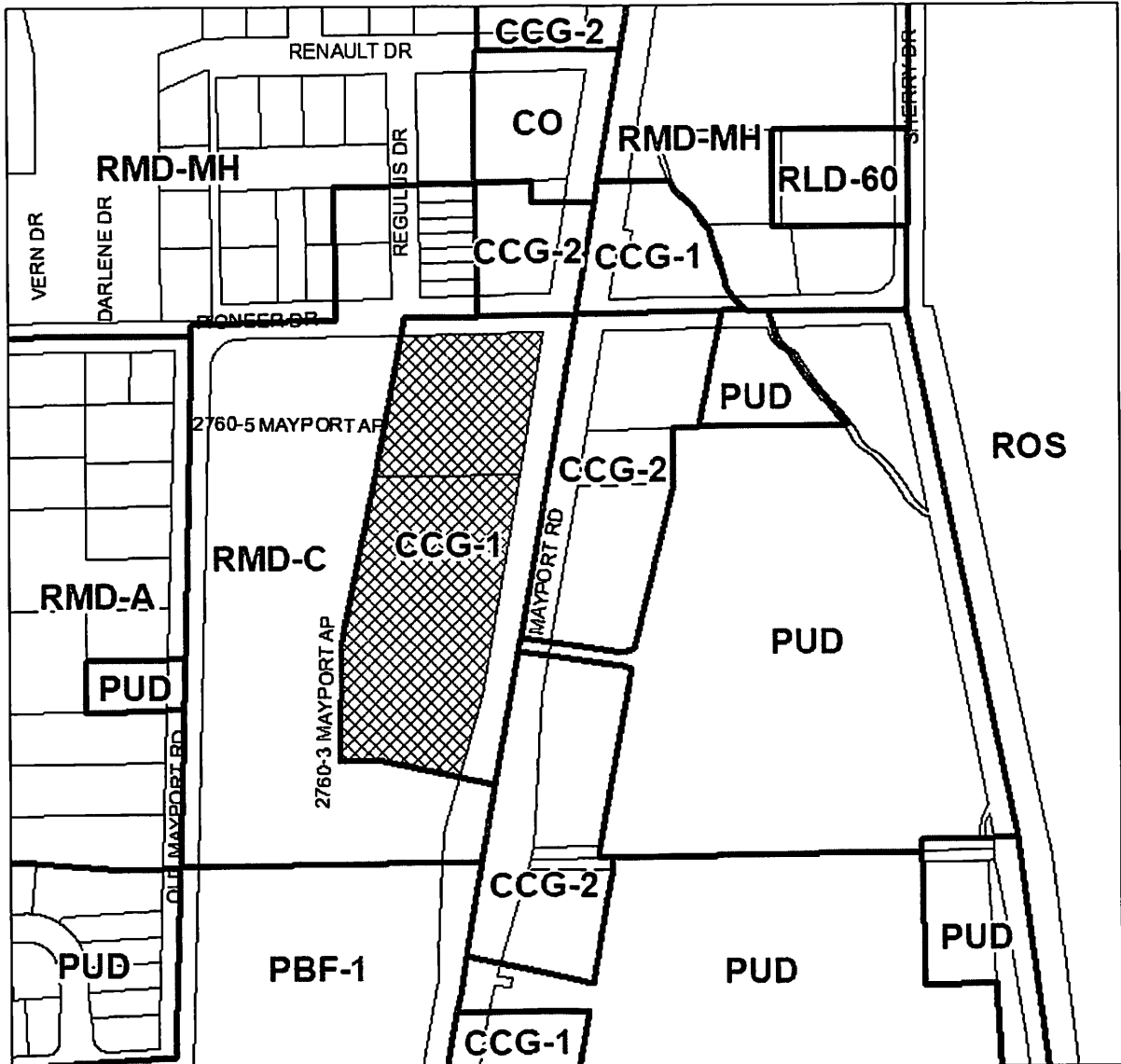
Exhibit 1
Legal Description

November 17, 2021

A PORTION OF LOT 4, DIVISION 3 OF THE DEWEES GRANT, SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, AS RECORDED IN DEED BOOK "AC" PAGE 212 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PIONEER DRIVE, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 101 (ALSO KNOWN AS MAYPORT ROAD, A VARIABLE WIDTH RIGHT-OF-WAY); THENCE SOUTH 10 DEGREES 47 MINUTES 24 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE 250.00 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11976, PAGE 2249 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING: THENCE SOUTH 10 DEGREES 47 MINUTES 24 SECONDS WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 377.36 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 17 DEGREES 17 MINUTES 37 SECONDS WEST, 159.86 FEET TO A NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15753, PAGE 1492 OF SAID CURRENT PUBLIC RECORDS; THENCE ON THE BOUNDARIES OF SAID LANDS, RUN THE FOLLOWING 4 COURSES: 1) NORTH 78 DEGREES 42 MINUTES 53 SECONDS WEST, 132.24 FEET; 2) SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST, 79.05 FEET; 3) NORTH 02 DEGREES 23 MINUTES 00 SECONDS EAST, 201.29 FEET; 4) NORTH 12 DEGREES 00 MINUTES 36 SECONDS EAST, 303.20 FEET TO SAID SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 11976, PAGE 2249; THENCE ON SAID SOUTH LINE SOUTH 89 DEGREES 57 MINUTES 00 SECONDS EAST, 255.44 FEET TO THE POINT OF BEGINNING; BEING 2.92 ACRES, MORE OR LESS, IN AREA.

TOGETHER WITH:

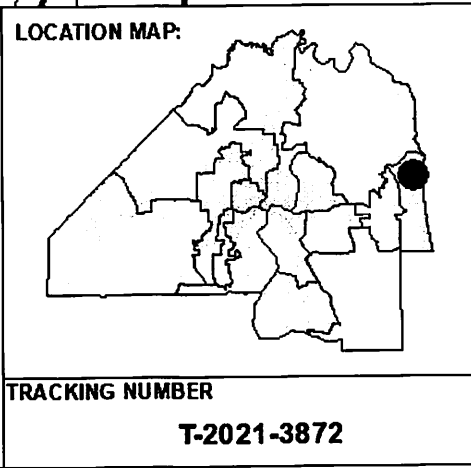
A PART OF LOT 4, DIVISION 3, ANDREW DEWEES GRANT, SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, ACCORDING TO DEED BOOK "AC," PAGE 212 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF PIONEER DRIVE (AS NOW ESTABLISHED AS A 66 FOOT RIGHT-OF-WAY), WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 101 (MAYPORT ROAD, AS NOW ESTABLISHED); THENCE SOUTH 10°47'24" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 250.00 FEET; THENCE NORTH 89°57'00" WEST, A DISTANCE OF 255.44 FEET; THENCE NORTH 12°00'36" EAST, A DISTANCE OF 251.07 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF PIONEER DRIVE; THENCE SOUTH 89°57'00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.43 ACRES, MORE OR LESS.



REQUEST SOUGHT:

FROM: CCG-1

TO: PUD



0 95 190 380
Feet

COUNCIL DISTRICT:
13

EXHIBIT 2
PAGE 1 OF 1

**Mayport Storage PUD
Written Description
December 6, 2021**

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 168357-0000 & 168357-0100
- B. Current Land Use Designation: CGC
- C. Current Zoning District: CCG-1
- D. Proposed Zoning District: PUD
- E. Proposed Land Use Designation: CGC (no change)

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

Jax Props Garages LLC (the “Applicant”) proposes to rezone approximately 4.39 acres of property on Mayport Road, in the southwest quadrant of the intersection of Mayport Road and Pioneer Drive, from Commercial Community/General-1 (CCG-1) to Planned Unit Development (this “PUD”). The property is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). The PUD will be developed in accordance with this PUD Written Description and the PUD Site Plan 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 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 multiple outside storage facilities, commercial and multifamily uses, and will provide a service to the surrounding area.

The Property is designated as Community/General Commercial (“CGC”) on the Future Land Use Map (“FLUM”) of the 2030 Comprehensive Plan and is within the Suburban Development Area

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, PBF	RMD-C, PBF-1	Multifamily, School
East	CGC	CCG-2	Outside Storage, Service Garage, Multifamily (under construction)
North	CGC, MDR	CCG-2, RMD-C, RMD-MH	Outside Storage, Multifamily

West	MDR	RLD-60	Multifamily
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IV. PUD DEVELOPMENT CRITERIA

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:*

- a. Private automobile/vehicle 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 minor repairs.
- d. Auto laundry or manual car wash
- e. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- f. 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.
- g. Commercial retail sales and service establishment.
- h. Incidental sales of fuel/gasoline.
- i. The retail sale and service of all alcoholic beverages, including liquor, beer or wine for on-premises consumption in conjunction with another permitted use.
- 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.

1. 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-1 zoning district that are not specifically permitted herein.
3. *Minimum lot requirements (width and area):*
 - a. Width – None
 - b. Area – None
4. *Maximum lot coverage by all buildings and structures:* None
5. *Minimum yard requirements, as measured between principal structures and the boundary of the Property:*
 - a. Front (Mayport Road) - Twenty (20) feet.
 - b. Front (Pioneer Drive) – Ten (10) feet.
 - c. Rear (West) – Forty (40) feet.
 - d. Side ((South) – Thirty-five (35) feet.
6. *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.

B. 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. Additional Performance Standards

Additional performance standards shall be as follows: For storage uses, including private automobile/vehicle 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. Additionally, the minimum yard requirements set forth above shall apply in lieu of the requirements of Section 656.401(q) due to the unique configuration of the Property and the requirements of the Mayport Zoning Overlay. Finally, there shall be no maximum size of each storage space in the PUD, and the permitted uses in this PUD shall govern without the limitation of Section 656.401(q)(2). Otherwise, storage uses on the Property shall be subject to the requirements of Section 656.401(q)(3), (4), (6) and (7).

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided via Mayport Road and/or Pioneer Drive, 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 the City of Jacksonville Ordinance Code and Article 25 of the Charter of the City of Jacksonville; except that an uncomplimentary use buffer shall not be required adjacent to the residential zoning district to the west of the Property because the proposed development of the Property will be buffered from the adjacent multifamily development by an existing drainage canal, which provides a natural buffer between the proposed development and adjacent multifamily uses/zoning.

D. Signage

Signage is permitted in accordance with the zoning limitations for signage in the CCG-1 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 Property may be developed in multiple phases.

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:

1. 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 storage uses, including private automobile/vehicle 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, 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 will be constructed to serve the PUD in accordance with applicable regulations.

L. Utilities

The Property is served by JEA and City of Atlantic Beach Utilities.

M. Pre-Application Conference

A pre-application conference was held regarding this application on October 8, 2021.

N. Justification for the PUD Rezoning

The PUD proposes the development of 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 CCG-1 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.C. above; it provides for deviations from certain setback and landscaping requirements; it includes variations from the parking standards otherwise applicable storage uses, shared parking, and other features of a planned development, as 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
Uses	For CCG-1: (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 that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses. (4) Hotels and motels. (5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating	§ IV.A. <i>Permitted Uses and Structures:</i> 1. Private automobile/vehicle garage condominium 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 minor repairs. 4. Auto laundry or manual car wash 5. Restaurants with the outside sale and service of food meeting the performance standards and development	To allow for development of storage uses as described herein.

	<p>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 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>criteria set forth in Part 4 of the Zoning Code.</p> <p>6. 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>7. Commercial retail sales and service establishment.</p> <p>8. Incidental sales of fuel/gasoline.</p> <p>9. The retail sale and service of all alcoholic beverages, including liquor, beer or wine for on-premises consumption in conjunction with another permitted use.</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. Any uses permitted herein may be integrated vertically within a structure.</p>	
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	<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 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, <u>Section 656.421</u> (Textile Recycling Bins).</p>		
<p>Lot Requirements</p>	<p>For CCG-1</p> <p>Minimum Lot Width: None, except as otherwise required for certain uses.</p> <p>Minimum Lot Area: None, except as otherwise required for certain uses.</p>	<p>§ IV.A.</p> <p>Minimum lot width: None.</p> <p>Minimum Lot Area: None</p> <p>Maximum lot coverage by all buildings: None.</p>	<p>The changes to the lot requirement provide for an increased setback from Mayport Road, consistent with the intent of the Mayport Zoning Overlay and Part 4 requirements for personal property storage facilities.</p>

	<p>Maximum Lot Coverage: None, except as otherwise required for certain uses.</p> <p>Minimum Yard Requirements:</p> <ul style="list-style-type: none"> - Front – None - Side – None - Rear – 10 feet <p>Maximum Height of Structures: 60 feet</p>	<p>Minimum yard requirements. The minimum yard requirements for all structures are:</p> <ul style="list-style-type: none"> - Front (Mayport Road): Twenty (20) feet. - Front (Pioneer Drive): Ten (10) feet - Rear (West): Forty (40) feet. - Side (South): Thirty-five (35) feet <p>Maximum height of structure: 60 feet.</p>	
<p>Performance Standards for Schools</p>	<p>§ 656.401(q):</p> <p><i>Personal property storage facilities.</i></p> <ol style="list-style-type: none"> (1) Storage buildings shall be subdivided by permanent partitions into spaces containing not more than 300 square feet each. (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. (3) The minimum lot size shall be not less than two acres. (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. (5) Minimum yard requirements: <ol style="list-style-type: none"> (i) Front—30 feet. (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. (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: <ol style="list-style-type: none"> (i) A landscaped area of not less than 20 square feet for each linear foot of vehicular use area (VUA) street frontage; (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. (7) The requirements of Section 	<p>§ IV.C.</p> <p>Additional performance standards shall be as follows: For storage uses, including private automobile/vehicle 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. Additionally, the minimum yard requirements set forth above shall apply in lieu of the requirements of Section 656.401(q) due to the unique configuration of the Property and the requirements of the Mayport Zoning Overlay. Finally, there shall be no maximum size of each storage space in the PUD and the permitted uses in this PUD shall govern without the limitation of Section 656.401(q)(2). Otherwise, storage uses on the Property shall be subject to the requirements of Section 656.401(q)(3), (4), (6) and (7).</p>	<p>The performance standards in the PUD clarify that for storage uses, no additional parking spaces are required. It also clarifies that the specific yard requirements in the PUD apply due to the unique site characteristics. Otherwise, applicable Part 4 requirements apply.</p>

	656.1214(a) may be met by increasing the minimum perimeter landscaping requirements.		
Uncomplementary Buffers	<p>§ 656.1216</p> <p>(a) Where uncomplementary land uses or zoning districts are adjacent, without an intervening street, a buffer strip shall be required between the uses or zoning districts. Such buffer strip shall be at least ten feet, except as set forth in the Parking Lot Landscaping Matrix, Figure B, set forth in Section 656.607(j), in width the entire length of all such common boundaries. The following shall constitute uncomplementary uses and zoning districts:</p> <ol style="list-style-type: none"> (1) Multiple-family dwelling use or zoning districts (three or more attached units) when adjacent to single-family dwelling(s) or lands zoned for single-family dwellings. (2) Office use or zoning districts, when adjacent to single-family or multiple-family dwellings, mobile home parks or subdivisions or lands zoned for single-family or multiple-family dwellings, mobile home parks or subdivisions. (3) Mobile home park use or zoning districts, when adjacent to single-family dwellings, multiple-family dwellings and office uses, or lands zoned for single-family dwellings, multiple-family dwellings or offices. (4) Commercial and institutional uses or zoning districts, when adjacent to single-family dwellings, multiple-family dwellings or mobile home parks or mobile home subdivision uses or lands zoned for single-family dwellings, multiple-family dwellings or mobile home parks or mobile home subdivision. (5) Industrial uses or zoning districts, when adjacent to any nonindustrial uses or zoning districts other than agricultural land uses or zoning districts. (6) Utility sites such as transmission or relay towers, pumping stations, electrical sub-stations, telephone equipment huts or other similar uses when adjacent to single-family dwellings. 	<p>§ V.C.</p> <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; except that an uncomplimentary use buffer shall not be required adjacent to the residential zoning district to the west of the Property because the proposed development of the Property will be buffered from the adjacent multifamily development by an existing drainage canal, which provides a natural buffer between the proposed development and adjacent multifamily uses/zoning.</p>	<p>To allow for the development to utilize the existing drainage canal and associated natural area as the uncomplementary buffer.</p>

multiple-family dwellings, mobile homes, offices, institutional uses or zoning districts or adjacent to public or approved private streets.

(7) On property zoned for government use, the proposed government use most similar to the land uses or zoning districts specified above shall determine the buffer standards.

(b) Buffer material requirements shall be as follows:

(1) *Tree count.* The total tree count required within the buffer strip shall be determined by using a ratio of one tree for each 25 linear feet of required buffer strip, or majority portion thereof, with a minimum of 50 percent of the trees being shade trees. Trees shall be spaced so as to allow mature growth of the trees, but spaced no greater than 40 feet on center.

(2) *Ground cover.* Grass or other ground cover shall be planted on all areas of the buffer strip required by this Section which are not occupied by other landscape material.

(3) *Visual screen.* A visual screen running the entire length of common boundaries shall be installed within the buffer strip, except at permitted access ways. The visual screen may be a wood, wood composite, or masonry wall, PVC fence, landscaping, earth mounds or combination thereof so long as such strips shall provide at the time of installation a minimum of 85 percent opacity for that area between the finished grade level at the common boundary line and six feet above such level and horizontally along the length of all common boundaries. Plants or preserved vegetation shall be evergreen, a minimum of five feet tall at the time of installation, and spaced so that 85 percent opacity is achieved within two years. Earth mounds shall not exceed a slope of three to one. If a visual screen, which satisfies all applicable standards, exists on adjacent property abutting the

	<p>property line or exists between the proposed development on the site and the common property line, then it may be used to satisfy the visual screen requirements. Except for industrial uses or ones, whenever a preserve area or water body at least 100 feet wide when measured perpendicular to the property line separates the uncomplementary uses, then the visual screen height requirement shall be reduced to three feet and the buffer strip width shall be reduced to five feet, when measured from the top of the lake bank or the jurisdictional wetland edge. If a plant is used for the visual screen, it shall be a minimum height of 24 inches at the time of installation.</p> <p>(4) <i>Prevailing requirement.</i> Whenever parcels of land fall subject to both the perimeter landscaping requirements and the uncomplementary land use buffer strip requirements of the article, the latter requirements shall prevail.</p> <p>(5) <i>Hardship.</i> If the Chief determines that the construction of a landscape buffer area required by this article would create a hardship for the existing structures or vehicular use areas, the Chief may approve a buffer area with a width no less than five feet, provided such buffer area meets the visual screening requirements of this article.</p> <p>(c) The buffer strip shall not be used for principle or accessory uses and structures, vehicular use areas, dumpster pads, signs, equipment, storage. Slopes within buffer strips shall not exceed four to one.</p> <p>(d) If a water body exists along the common property line between uncomplementary uses which is less than 100 feet wide when measured perpendicular to the property line then the buffer strip shall be established between the use and the water body. Preserve areas may be used as buffer strips, so long as the tree and visual screen requirements can be satisfied.</p>		
Parking	See Part 6 of the Zoning Code.	§ V.I.	The zoning code does not adequately address parking requirements for

		<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 additional and superseding provisions:</p> <p>Parking shall be provided in garages, driveways, or common parking in accordance with the following standards:</p> <p>In accordance with Section IV.D.3. above, for storage uses, including private automobile/vehicle garage condominiums and associated commercial/retail services – 0 spaces</p> <p>Shared parking can be used to satisfy required parking.</p> <p>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>Shared parking must be provided within 400 feet of the business(es) being served.</p> <p>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>The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate.</p>	<p>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>Mayport Road Zoning Overlay</p>	<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. Permissible Uses by Exception

Those uses permitted by right or by exception in the CCG-1 zoning district that are not specifically permitted herein.

Q. Names of Development Team

Developer: Jax Props Garages LLC

Planner/Engineer/Architect: Doherty Sommers Architects Engineers, Inc.

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 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 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 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 3.2.7. 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.

FLUE Objective 6.3 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.

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 and unique parking requirements for storage uses, as set forth above.

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

CRAIG A. SOMMERS, P.A.
 ARCHITECT - RA008733

DSA
 DOHERTY SOMMERS
 ARCHITECTS ENGINEERS, INC.
 370 15th Ave S, Suite A & B
 Jacksonville, FL 32202
 Phone: 904.243.0888
 Fax: 904.243.0811
 Florida License No.: RA0009393
 Design License No.: PE000148

NEW BUILDINGS
MAYPORT BOAT STORAGE
 MAYFORD ROAD AND PIONEER DRIVE
 JACKSONVILLE, FLORIDA

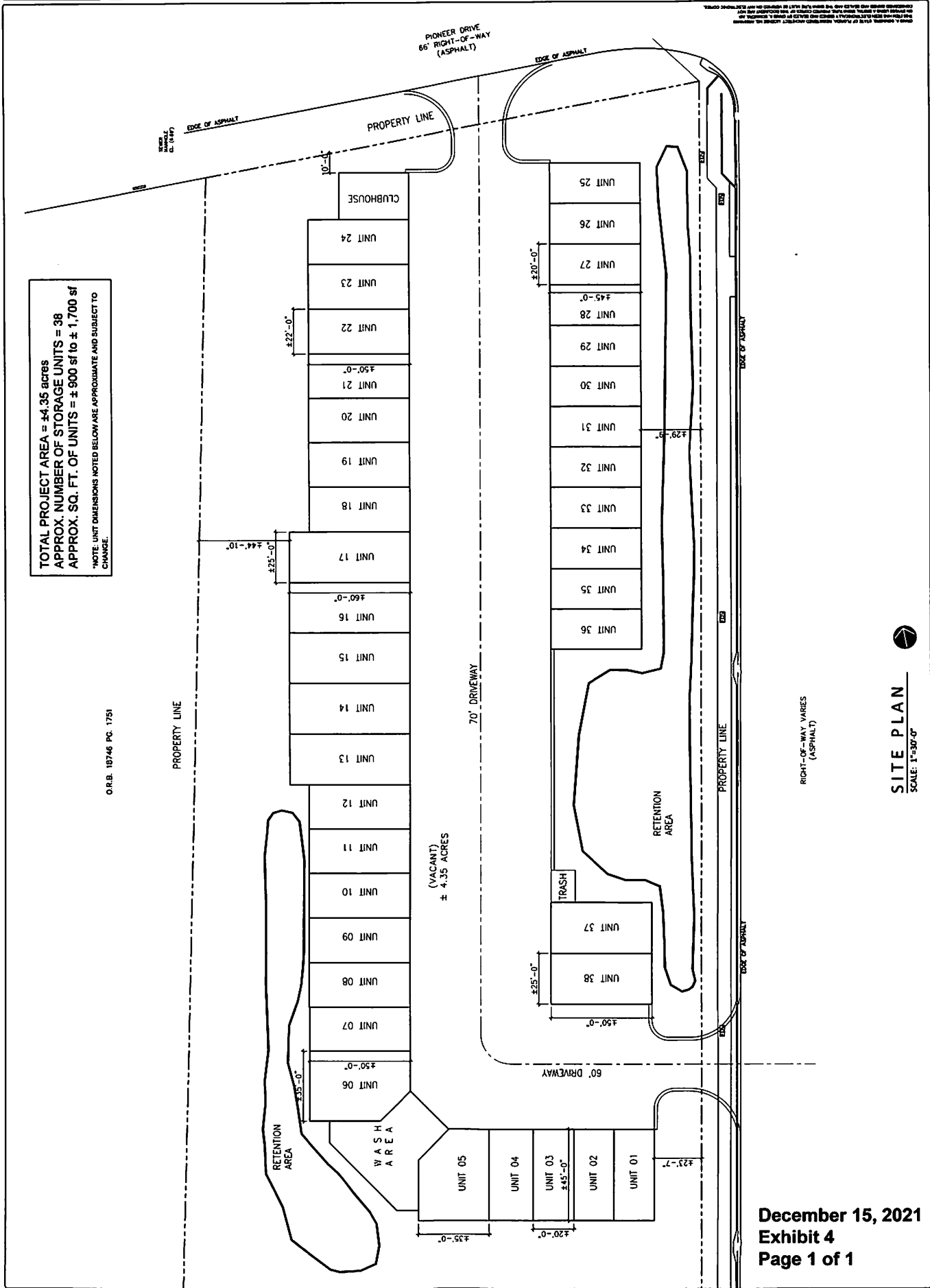
NO.	DATE	REVISION

SHEET TITLE: SITE PLAN
 DRAWN BY: CAS
 CHECKED BY: CAS
 DATE: 12-15-21

A-1

TOTAL PROJECT AREA = ±4.35 acres
 APPROX. NUMBER OF STORAGE UNITS = 38
 APPROX. SQ. FT. OF UNITS = ± 900 sf to ± 1,700 sf
 *NOTE: UNIT DIMENSIONS NOTED BELOW ARE APPROXIMATE AND SUBJECT TO CHANGE.

O.R.B. 18746 PG. 1751



SITE PLAN
 SCALE: 1"=30'-0"

Exhibit F

Total gross acreage	4.35 ac	100%
Amount of each different land use by acreage		
Storage	4.35 ac	100%
Maximum number of dwelling units	N/A	
Total amount of active recreation	N/A	.
Maximum coverage of non-residential buildings and structures at ground level	N/A	

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in Exhibit 3 (Written Description).



EXHIBIT J

Availability Letter

Austin Perry

10/22/2021

Fluid Technologies

3477 Lakeshore blvd

Jacksonville, Florida 32210

Project Name: Mayport/pioneer Storage

Availability #: 2021-5018

Attn: Austin Perry

Thank you for your inquiry regarding the availability of Electric. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:


https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

 Water, Sewer Reclaim
Availability Request Team

Availability Number: 2021-5018

Request Received On: 10/14/2021

Availability Response: 10/22/2021

Prepared by: Sigrid Duncan

Expiration Date: 10/22/2023

Project Information

Name: Mayport/pioneer Storage

Address:

County: Duval County

Type: Electric

Requested Flow: 125

Parcel Number: 168357 0100, 168357 0000

Location:

Description: personal storage facility

Potable Water Connection

Water Treatment Grid:

Connection Point #1:

Connection Point #2:

Water Special Conditions: JEA does not have a water main available within ¼ mile of this property at this time.

Sewer Connection

Sewer Grid:

Connection Point #1:

Connection Point #2:

Sewer Special Conditions: JEA does not have a sewer main available within ¼ mile of this property at this time.

Reclaimed Water Connection

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

Electric Availability:

Electric Special Conditions:

General Conditions:

**Subsequent steps you need
to take to get service:**



CITY OF ATLANTIC BEACH
UTILITIES DEPARTMENT
902 ASSISI LANE
JACKSONVILLE, FLORIDA 32233
TELEPHONE: (904) 247-5886
www.coab.us

October 15, 2021

Austin Perry

RE: Water and Sewer Availability

Pioneer Road and Mayport

Jacksonville, FL 32233

Mr Perry:

This letter is to confirm that water and sewer facility capacity is available to serve the proposed property at the above referenced property through the City of Atlantic Beach Utilities.

Connection details and requirements may be coordinated with Atlantic Beach Utilities.

Should you have additional questions, feel free to call Troy Stephens, Utilities Director, at (904) 247-5875 or email Troy at tstephens@coab.us

Sincerely,

Troy Stephens

Troy Stephens

Public Utilities Director

CC: Chris Walker, Distribution Director cwalker@coab.us