

PUD WRITTEN DESCRIPTION

103rd Street PUD

November 30, 2021

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 3.94 acres of property located at 0 103rd Street (RE# 012969 0000) as more particularly described in Exhibit 1 (the “Property”) from CCG-1, CO and PUD to PUD to facilitate re-use of the Property, including providing indoor and outdoor storage.

Applicant seeks to develop a vertically integrated, climate-controlled self-storage facility with drive-up units to the rear of the facility. Applicant also seeks to provide outdoor space for the storage of boats, RVs, and other items needing outdoor storage. This PUD is filed to permit such uses under a cohesive zoning scheme and to provide design guidelines tailored to the project.

The Property is located along the 103rd Street corridor, which features various commercial, public facility and residential uses. Specifically, the surrounding area includes the following:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Uses</i>
North	LDR, MDR	PUD (1987-871), RLD 100B, RMD-A	Single family residential, vacant
East	CGC	CGC-1, PUD (2014-533)	Hull’s Environmental services, outdoor storage of vehicles, including tractor trailers
South	CGC, ROS, MDR	PBF-1, PUD (2002-783), RMD-MH	103rd Street Sports Complex (racetrack), mobile home park, single family residential
West	CGC	CCG-1, CO, PUD (2010-690)	Comcast cable service station, vacant, Family Dollar

B. Project name: 103rd Street PUD.

C. Project engineer: Kimley-Horn.

D. Project developer: 103rd Street Storage, LLC.

E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.

F. Current land use designation: CGC.

G. Current zoning district: CCG-1/CO/PUD.

H. Requested zoning district: PUD.

I. Real estate numbers: 012969 0000.

II. QUANTITATIVE DATA

A. Total acreage: 3.94 acres.

B. Total amount of non-residential floor area: 68,000 square feet.

III. STATEMENTS

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

The proposed PUD adopts CCG-1 uses and design guidelines with the following exceptions:

1. Personal property storage facilities including outdoor storage of items such as boats and recreational vehicles is permitted on the entire site and exempted from the supplemental criteria set forth in Part 4 under certain circumstances.
2. Parking, bicycle and loading spaces are reduced to meet the anticipated needs of the project.

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 continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

IV. USES AND RESTRICTIONS

A. Permitted uses:

1. Personal property storage establishments including outdoor storage of items such as boats and recreational vehicles. Such facilities shall be exempt from the requirements of Part 4 provided that the use abutting 103rd Street is in the form of a vertically integrated storage facility and any drive-up units or outdoor storage areas are located internal to the site beside or behind such building.
2. Commercial retail sales and service establishments.
3. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
4. 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.
5. Hotels and motels.
6. 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.

7. Art galleries, museums, community centers, dance, art or music studios.
8. Vocational, trade or business schools and similar uses.
9. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
10. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
11. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
12. 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.
13. 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.
14. Express or parcel delivery offices and similar uses (but not freight or truck terminals).
15. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
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.
17. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
18. Churches, including a rectory or similar use.
19. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
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.
21. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.

22. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
 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.
 24. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
 25. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
- B. Permitted accessory uses and structures:
1. As permitted pursuant to Section 656.403.
- C. Permissible uses by exception:
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.
 2. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
 3. Residential treatment facilities and emergency shelters.
 4. Multi-family residential integrated with a permitted use.
 5. Crematories.
 6. Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
 7. Auto laundry or manual car wash.
 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).
 9. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
 10. Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
 11. Blood donor stations, plasma centers and similar uses.
 12. Private clubs.
 13. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
 14. Billiard parlors.
 15. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).

16. Schools meeting the performance standards and development criteria set forth in Part 4.
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.
18. Nightclubs.
19. Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
20. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
21. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
22. Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot area: None, except as otherwise required for certain uses.
2. Minimum lot width: None, except as otherwise required for certain uses.
3. Maximum lot coverage by all buildings: None, except as otherwise required for certain uses.
4. Minimum front building setback: None.
5. Minimum side building setback: None.
6. Minimum rear building setback: Ten (10) feet.
7. Maximum height of structures: Sixty (60) feet.

B. Ingress, egress and circulation:

1. Parking requirements: The proposed personal property storage facility conceptually depicted on the attached Site Plan shall provide a minimum of eleven (11) parking spaces, two (2) bicycle parking spaces, and four (4) loading spaces. All other uses shall comply with Part 6 of the Zoning Code.
2. Vehicular access: Vehicular access to the Property shall be by way of 103rd Street substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
3. Pedestrian access: As required by the 2030 Comprehensive Plan Code.

C. Signs: Signage shall comply with the provisions of Part 13 applicable to a CCG-1 zoning district.

- D. Landscaping: Landscaping will be provided as required by Part 12 of the Zoning Code; provided, however, that no interior landscaping shall be required for any outdoor storage areas associated with the proposed personal property storage facility.
- E. Lighting: Project lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the project. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.
- F. Recreation and open space: To be provided as required by the 2030 Comprehensive Plan.
- G. Utilities: Essential services including gas, telephone, water, sewer, cable, and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer, and electric will be provided by JEA.
- H. Wetlands: Any development which would impact wetlands will be permitted in accordance with local, state, and federal requirements.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The project will be beneficial to the surrounding neighborhood and community, meeting the following zoning and land use initiatives:

- A. Is more efficient than would be possible through strict application of the Zoning Code:

The project obtains more efficient land use than would be possible through the strict application of the Zoning Code. The PUD allows for the development of a personal property storage facility featuring a diverse array of storage offerings that are internally consistent and compatible and adopts additional criteria to ensure external consistency and compatibility.

- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:

The project is compatible with the surrounding land uses and will improve the characteristics of the surrounding area. The PUD is consistent and compatible with the commercial land uses surrounding the Property, including the outdoor storage facilities to the east. The mix of uses allowed under the PUD maintain the commercial character of the Property and provide convenient self storage options to the residents and businesses in the area.

- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan:

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
3. Policy 1.1.9 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
4. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
5. Policy 1.1.24 of the Future Land Use Element of the 2030 Comprehensive Plan – The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.
6. Objective 3.2 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
7. Policy 3.2.7 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall implement the locational criteria for this element for commercial and

industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

8. Objective 6.3 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.

VII. PUD REVIEW CRITERIA

- A. **Consistency with the Comprehensive Plan:** The uses proposed herein are consistent with the CGC land use category of the 2030 Comprehensive Plan.
- B. **Consistency with the Concurrency Management System:** The project will comply with the Concurrency and Mobility Management System applicable to the Property.
- C. **Allocation of Residential Land Use:** The Property is consistent with land use allocations under the 2030 Comprehensive Plan.
- D. **Internal Compatibility:** The Property provides an integrated design and compatible uses within the Property. The PUD provides for the standard CCG-1 uses and allows complimentary storage options on the Property.
- E. **External Compatibility/Intensity of Development:** The project proposes uses and provides design mechanisms to ensure compatibility with the surrounding uses. The PUD is consistent and compatible with the commercial land uses surrounding the Property. The mix of uses allowed under the PUD maintain the commercial character of the Property and provide convenient self storage options to the residents and businesses in the area.
- F. **Maintenance of Common Areas and Infrastructure:** All areas will be maintained by Applicant.
- G. **Usable Open Spaces, Plazas, Recreation Areas:** The PUD is consistent with the 2030 Comprehensive Plan for the CGC land use category.
- H. **Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.
- I. **Listed Species Regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- J. **Parking Including Loading and Unloading Areas:** The PUD provides sufficient parking and loading spaces to meet the needs of the proposed use and otherwise adopts the provisions of Part 6 of the Zoning Code.
- K. **Storm Water Retention:** The project provides for adequate on-site retention.
- L. **Sidewalks, Trails, and Bikeways:** Pedestrian access shall comply with the 2030 Comprehensive Plan.