

Written Description
Jacksonville Self Storage III, LLC PUD to PUD Rezoning
PD Tracking Number 2362
June 2, 2019

RE #: 020354-0000

I. PROJECT DESCRIPTION

The purpose of this PUD to the Jacksonville Self Storage PUD (96-394-344) rezoning application is to present the proposed Jacksonville Self Storage III Recreational Vehicle and Boat Self Storage Yard (the "Storage Yard"), planned to be located on currently vacant property at 10836 Lem Turner Road (the "Property"), owned by Jacksonville Self Storage III, LLC, located directly north of an existing mini-storage warehouse facility, owned by Jacksonville Self Storage, LLC, subject of the existing PUD (please see the Storage Yard Conceptual Site Plan at Exhibit "D").

This PUD to PUD Rezoning application is prompted by the proposed development of the vacant property owned by Jacksonville Self Storage III, LLC for its proposed Storage Yard.

A. Project Name: Jacksonville Self Storage III, LLC PUD to PUD.

B. Project Planner:

Baker Design Build
Kyle F. Davis, P.E.
219 N. Newnan Street
Jacksonville, Florida 32202
(904) 559-2628

C. Project Engineer:

Baker Design Build.

D. PUD to PUD Owner Agent:

Atwill LLC.
Fred Atwill, Jr.
9001 Forest Acres Lane
Jacksonville, Florida 32234
(904) 610-8975

E. Owner:

Jacksonville Self Storage III, LLC
Robert Lansburgh, MGR
20340 NE 15th Court
Miami, Florida 33179
rclmanagement@yahoo.com

II. QUANTITATIVE DATA

- A. Total Acreage: 3.34+/- acres.
- B. Total Number of Dwelling Units: 0 acres.
- C. Total Amount of Non-Residential Floor Area: 0 acres.
- D. Total Amount of Recreation Area: 0 acres.

Total Amount of Open Space: TBD for stormwater retention pond (please see the Storage Yard's Conceptual Site Plan at Exhibit "D").

III. USES AND RESTRICTIONS

A. Permitted Uses and Structures

- 1. RV-Boat Storage Yard establishments meeting the Performance Standards and Development Criteria set forth in Part 4 of Chapter 656, Ordinance Code.
- 2. All uses currently allowed under the City of Jacksonville Community/General Commercial 1 ("CCG-1") Zoning Classification.
- 3. Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4 of Chapter 656, Ordinance Code.

B. Permissible Uses by Exception

- 1. All permitted Uses and Structures allowed by Zoning Exception under the City of Jacksonville Community General Commercial 1 (CCG-1)x Zoning Classification.

C. Permitted Accessory Uses and Structures

- 1. In accordance with Section 656.403 (Accessory Uses and Structures).

IV. DESIGN GUIDELINES

A. Community/General Commercial 1

- 1. Minimum Lot Area: None, except as otherwise required for certain uses.**
- 2. Maximum lot coverage: None, except as required for certain uses.**
- 3. Minimum front yard: None.**
- 4. Minimum side yard: None.**

Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.

- 5. Minimum rear yard: 10 feet.**
- 6. Maximum height of structures: 60 feet.**

B. Ingress, Egress and Circulation

- 1. Vehicular access: Vehicular access and egress shall be by way of Lem Turner Road, as shown on the Conceptual Site Plan (please see Exhibit "D").**
- 2. Pedestrian Circulation: Pedestrian circulation shall be provided by sidewalks installed in accordance with the City's 2030 Comprehensive Plan or as approved by the City of Jacksonville Planning and Development Department.**

C. Signage

- 1. One (1) double-faced or two (2) single-faced signs not to exceed twenty-four (24) square feet in area and six (6) feet in height will be allowed at the entrance to the subject property.**
- 2. Signs may be internally or externally illuminated.**
- 3. Directional signs not exceeding a maximum of four (4) square feet in area are allowed.**
- 4. All other signage shall meet the requirements of Part 13, Chapter 656, Ordinance Code.**

D. Landscaping

The property will be developed in accordance with Part 12, Chapter 656 Ordinance Code.

E. Recreation and Open Space

Not applicable because this proposed development is nonresidential.

F. Utilities

All utilities and improvements as well as any other public works/engineering related issues will be designed and constructed in accordance with the standards and specifications of the City of Jacksonville Public Works Department, its Planning and Development Department and the Jacksonville Electric Authority ("JEA").

1. Potable water will be provided by JEA.
2. Sanitary sewer will be provided by JEA.
3. Electric will be provided by JEA.

G. Wetlands

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

H. Conceptual Site Plan and Modifications

The Site Plan at Exhibit "D" of this PUD to PUD Rezoning application is conceptual. Its design is subject to change as required pursuant to its final site planning, engineering, design, permitting and any other regulatory reviews and approvals. Amendments to the approved PUD to PUD Rezoning and/or its Site Plan may be accomplished by Administrative Deviation or by Minor Modifications. All revised development improvements are subject to appropriate local, state and federal agencies criteria and reviews.

I. Fencing

Developer shall install an eight (8) foot high 85% opaque security fence along the proposed Storage Yard's eastern, northern and western property line, and along the Property's southern boundary, from the Property's south western boundary so established, to the point of its intersection with the existing interior fence of the existing mini warehouse personal storage facility, also owned by Jacksonville Self Storage, LLC.

The fencing is meant to buffer and secure the proposed Storage Yard from its westerly boundary's RMD-D zoned Madison Woods, Ltd apartments, from its northern neighboring properties zoned CCG-1 and along its boundary with Lem Turner Road, as shown on the Conceptual Site Plan.

Further, developer shall install a four (4) foot chain link security fence around the boundaries of the proposed stormwater retention pond anticipated to be sited at the far western side of the Storage Yard, as depicted on the Conceptual Site Plan at Exhibit "D".

V. DEVELOPMENT PLAN APPROVAL

With each request for Verification of Substantial Compliance to the Storage Yard PUD to 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 layout of the overall property.

VI. JUSTIFICATION FOR THE MINOR MODIFICATION TO PUD (2017-343-E)

A. The subject Jacksonville Self Storage III PUD to PUD application is consistent with the City of Jacksonville's 2030 Comprehensive Plan. For example:

1. FLUE 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.

2. FLUE Policy 1.1.12. Promote the use of Planned Unit Developments (PUD's), 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.

3. FLUE Policy 1.1.5. Ensure that all future development and redevelopment meets or exceeds the requirements of all and Development Regulations, including, but not limited to, zoning, subdivision of land, landscape and tree protection regulations and signage as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

4. FLUE Policy 1.1.6. Permit development only if it does not exceed densities and intensities established in the Future Land Use Element as defined by the Future Land Use Map category description and their associated provisions.

5. FLUE Policy 1.1.16. Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element.

B. The proposed Jacksonville Self Storage III, LLC PUD to PUD will be beneficial to the nearby neighborhoods and overall community by offering 57 parking spaces for all types of larger recreational vehicles, trailers and boats, whose long term storage between uses are not allowed or are unwelcome in neighboring residential communities, offering their owners convenience and security certainty for their recreational property nearby their residences.

The proposed Storage Yard's design and revised conceptual layout also accomplishes the following:

- 1. Being creative in its approach through the use of existing future land use classifications.**
- 2. Enhances the overall appearance of the area through development criteria using its existing CGC future land use classification.**
- 3. Being supportive of property values by improving currently vacant property.**
- 4. Helps maintain a compact and compatible land development pattern that is in concert with neighboring uses and by making use of accepted buffering practices, particularly at its western boundary where the Property neighbors the Madison Woods apartments.**
- 5. Provides its future tenants with easy access to major roadways such as Lem Turner Road, Leonid Road and Dunn Avenue.**

VII. PUD TO PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan. The 57 parking space Storage Yard nonresidential use proposed herein is consistent with the Community/General Commercial ("CGC") future land use classification.

B. Consistency with the Concurrency and Mobility Management System. The Property will be developed in accordance of the requirements of the City's Concurrency and Mobility Management System.

C. Allocation of Nonresidential Land Use. The proposed PUD to PUD rezoning allows for a development program of approximately 57 RV/Boat spaces.

D. Internal Compatibility/Intensity of Development. The proposed PUD to PUD rezoning contains limitations regarding the Storage Yard uses permitted on the Property as well as a common development plan that contains provisions for signage, landscaping, sidewalks, and other requirements

The final design and engineering plans shall be subject to the review and approval of the Planning Department and the City Traffic Engineer.

E. External Compatibility/Intensity of Development. The aesthetic and design guidelines contained in the PUD to PUD will positively contribute to the convenience and quality of life characteristic of the established neighboring community.

F. Impact of Wetlands. The Property will be developed in accordance with the permitting requirements of the St. Johns River Water Management District, the Environmental Protection Agency and the U.S. Army Corps of Engineers.

G. Listed Species Regulation. N.A.

H. Sidewalks, Trails and Bikeways. Sidewalks will be constructed consistent with the City of Jacksonville 2030 Comprehensive Plan.

I. Stormwater Retention. The Storage Yard's stormwater retention facilities shall be provided pursuant to the requirements of the City of Jacksonville, and of all other local, state and federal agencies with jurisdiction regarding the Property including, but not limited to, the St. Johns River Water Management District.

J. Utilities. The Jacksonville Electric Authority ("JEA") will provide potable water, sanitary sewer and electric service to the Copper Ridge community.

VIII. SUCCESSORS IN TITLE

All successors in title to the Property or any portion of the Property shall be bound to all development standards and conditions of the approved Jacksonville Self Storage III, LLC PUD to PUD rezoning, as contained herein and in Ordinance 96-394-344-E.

IX. STATEMENTS

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

The subject PUD to PUD rezoning asks that the Storage Yard be allowed to be developed under this proposed PUD to PUD instead of applying for a Conventional Rezoning from CCG-1 to CCG-2, wherein the personal property storage establishments meeting the performance standards and development criteria set forth in Part 4 of the City's Zoning Code currently are found, because the owner of the subject property is not interested in developing the Property for any other CCG-2 use.

A Conventional Rezoning from the Property's current zoning classification of CCG-1 to CCG-2 would be "spot zoning" because there are no other CCG-2 zoned properties in the subject Property's neighboring environs.

The development is unique in that it is designed to be in harmony with the Property's abutting western apartment complex by leaving untouched a natural, buffer area between the Madison Woods apartments, the Storage Yard's stormwater retention pond and the Storage Yard itself, resulting in a project that is atypical of a commercial rental storage yard of this nature.

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 of Jacksonville.

Jacksonville Self Storage III, LLC shall be responsible for the continued operation and maintenance of its security fencing, its Storage Yard, its stormwater retention pond and of its required landscaped areas.

Jacksonville Self Storage III, LLC PUD to PUD Rezoning

Land Use Table

Total Gross Acreage	3.34+/- Acres	100%
Single Family Acreage	N.A.	
Total Number of SF Dwelling Units	N.A..	
Active Recreation and/or Open Space	0 Acres	
Passive Open Space	TBD	
Public and Private ROW	0 Acres	
Maximum Lot Coverage of Buildings And Structures	0 %	