

**PUD WRITTEN DESCRIPTION**  
**3470 ST. AUGUSTINE ROAD PUD**

**August 5, 2020**

**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 0.83 acres of property located at 1750 Boulder Street (RE# 069807 0000), 3462 St. Augustine Road (RE# 069803 0000), 3466 St. Augustine Road (RE# 069804 0000), 3470 St. Augustine Road (RE# 069804 0500), and 3478 St. Augustine Road (RE# 069819 0000) as more particularly described in Exhibit 1 (the “Property”) from PUD, CCG-2 and RLD-60 to PUD in order to unify the zoning for the existing business operation and bring all current uses into compliance. This PUD provides for greater compatibility and scaled transition for the abutting residential property that the existing zoning designations by imposing limitations on otherwise permitted uses and removing other permitted and permissible uses entirely.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	CGC	PUD	Electrical Contractor
East	CGC	CCG-2	Automotive paint and body shop, Roofing business
South	LDR	RLD-60	Used car dealer
West	LDR	RLD-60	Single family residential

- B. Project name: 3470 St. Augustine Road PUD.
- C. Project architect or engineer: Envision Design + Engineering, LLC.
- D. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- E. Current land use designation: LDR, CGC.
- F. Current zoning district: RLD-60, CCG-2, PUD.
- G. Requested land use designation: CGC.
- H. Requested zoning district: PUD.
- I. Real estate numbers: 069807 0000, 069803 0000, 069804 0000, 069804 0500, 069819 0000.

## II. QUANTITATIVE DATA

- A. Total acreage: 0.83 acres.
- B. Total amount of non-residential floor area: 72,500 square feet.

## III. STATEMENTS

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

The Proposed PUD incorporates the property at 1750 Boulder Street (RE# 069807 0000) which is currently zoned RLD-60 and the property at 3462 St. Augustine Road (RE# 069803 0000) which is currently zoned CCG-2 into the PUD in order to unify the zoning for the existing business operation.

The Proposed PUD differs from the conventional CCG-2 zoning district as follows:

1. Building trades contractors are included as a permitted use rather than permissible use.
2. Small scale operations including wholesaling, warehousing, storage, distributorship business are permitted to occupy more than 10,000 square feet of floor space.
3. Limitations are placed on service garage operation otherwise permitted in CCG-2 zoning districts.
4. Increased landscaping is provided for the existing use including along St. Augustine Road and the western boundary of the Property. The existing eight (8) foot fence along Boulder Street is authorized and an eight (8) foot fence is added along the western boundary.
5. Use of the outdoor area is limited to parking and storage ancillary to the primary use.
4. The following uses that are permitted or permissible under CCG-2 zoning district are omitted from the Proposed PUD:
  - a. Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, indoor and outdoor 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.

- b. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
  - c. Residential treatment facilities or emergency shelter.
  - d. Rescue missions.
  - e. Day labor pools.
  - f. Crematories.
  - g. Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
  - h. Bus, semi-tractor (but not trailer) or truck parking and/or storage.
  - i. Schools meeting the performance standards and development criteria set forth in Part 4.
  - j. Manual car wash.
  - k. Pawn shops.
  - l. Service stations, truck stops, automated car washes, auto laundry, mobile car detailing services, and car or truck rental.
  - m. Hotels and motels.
  - n. Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
  - o. Boatyards.
6. The maximum height of structures is reduced from sixty (60) feet to forty-five (45) feet.
- 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. Building trades contractors (including but not limited to countertop, carpenter or cabinet shops, flooring and remodeling providers) with outside storage yards meeting the performance criteria set forth in Part 4 except that the visual barrier erected along the area used for outside storage may be up to eight (8) feet in height

along Boulder Street, and further provided that hours of operation shall not exceed 7 a.m. to 7 p.m.

2. Commercial Retail Sales and Service Establishments
3. Retail sales of new or used automobiles and similar products.
4. Service garage for major and minor automobile repair (but not automobile wrecking yards, junkyards or scrap processing yards) provided that all work shall be performed within an enclosed structure, no inoperable vehicles shall be stored outdoors, and hours of operation shall not exceed 7 a.m. to 7 p.m.
5. Restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
6. Fruit, vegetable, poultry or fish markets.
7. All types of professional and business offices.
8. Small scale operations including wholesaling, warehousing, storage, distributorship business, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
9. Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
10. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
11. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
12. Private clubs.
13. Churches, including a rectory or similar use.
14. Personal property storage establishments.
15. Vocational, trade and business schools.
16. Banks, including drive-thru tellers.
17. A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
18. An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.

19. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

B. 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.

C. Limitations on Permitted or Permissible Uses by Exception:

1. The outdoor area on the parcel at 1750 Boulder Street (RE# 069807 0000) may only be used for parking and storage of materials ancillary to the primary use. There shall be no expansion or intensification of use on this parcel.

D. Permitted accessory uses and structures:

1. As permitted pursuant to Section 656.403.

**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. Minimum lot coverage: 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: Forty-five (45) feet.

B. Ingress, egress and circulation:

1. Parking requirements: A minimum of ten (10) parking spaces shall be provided for a Permitted Use or Permissible Use as detailed in Section IV of this PUD in the existing building as generally depicted on the Site Plan. Any redevelopment of the property shall provide parking consistent with the requirements of Part 6 of the Zoning Code.
2. Vehicular access: Vehicular access to the Property shall be by way of Boulder Street substantially as shown in the Site Plan. The final location of any new access points is subject to the review and approval of the Development Services Division.
3. Pedestrian access: Pedestrian access shall be provided by sidewalks as required by the 2030 Comprehensive Plan.

C. Signs:

1. One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof, is permitted, provided they are located no closer than 200 feet apart.
  2. Wall signs are permitted.
  3. One under the canopy sign per occupancy not exceeding a maximum of eight (8) square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage can be utilized for wall signs.
  4. In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed one hundred (100) square feet, or thirty-five percent (35%) of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one (1) flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.
  5. Directional signs shall not exceed four (4) square feet in area and four (4) feet in height.
- D. Landscaping: Landscaping shall be provided along St. Augustine Road as generally depicted in the Site Plan. A minimum eight (8) foot tall, eighty-five percent (85%) fence and ten (10) foot uncomplimentary land use buffer shall be maintained along the western boundary of the Property. A maximum eight (8) foot tall fence is permitted along Boulder Street. Any redevelopment of the property shall provide landscaping in accordance with Part 12 Landscape Regulations of the Zoning Code.
- E. Recreation and open space: Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan.
- F. 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.
- G. Wetlands: There are no wetlands affected by this site. If necessary, however, 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 proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community. The PUD meets the following zoning and land use initiatives:

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding 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 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
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. 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.

6. Policy 3.2.4 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.