

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

20 August 2020

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2020-386 **Application for: Atlantic Blvd Self Storage PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated June 3, 2020.
2. The original written description dated June 3, 2020.
3. The original site plan dated May 4, 2020.

Recommended Planning Commission Conditions to the Ordinance: **None**

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

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 6-0

Joshua Garrison, Chair Aye

 Dawn Motes, Vice Chair Absent

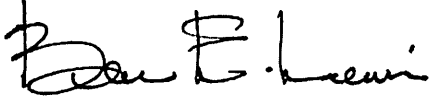
Javid Hacker, Secretary Aye

Marshall Adkison Absent

Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2020-0386 TO

PLANNED UNIT DEVELOPMENT

AUGUST 20, 2020

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 **2020-0386** to Planned Unit Development.

Location: 0 Atlantic Boulevard behind the Regency Park Shopping Center

Real Estate Number(s): 123030 0000, 123030 0080

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

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Regional Commercial (RC)

Planning District: Greater Arlington and the Beaches, District 2

Applicant/Agent: T.R. Hainline, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owner: Foundation Holding II, Inc.
1912 Hamilton Street, Suite 203
Jacksonville, Florida 32210

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2020-0386 seeks to rezone approximately 4.66± acres of land from Community Commercial General-1 (CCG-1) to PUD. The rezoning to PUD is being sought to allow for the development of outside storage of boats, RVs, and other similar vessels, along with uses generally permitted in the CCG-1 zoning district. The subject property is located behind the Regency Park Shopping Center on Atlantic Boulevard.

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 Regional Commercial 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 Regional Commercial (RC) land use designation of this property was in existence prior to the effective date of Ordinance 2019-681-E, which amended the RC category description and requirements. The property must comply with the RC land use category requirements in place at the time of the RC designation of the property. This PUD review is based on the proposed zoning application's consistency with the RC category description in place prior to the latest amendment with Ordinance 2019-681-E.

The subject parcel is part of a larger RC land use designated area in the Regency area off of Southside Boulevard, a principal arterial roadway. RC uses serve the City and outlying communities serving larger populations. Regional commercial nodes are generally located with convenient access to transit corridors and within a 30 minute drive from the service population. RC areas should be developed with commercial and commercially dominated mixed use plan categories.

The site abuts the LDR land use category with single family homes to the south. To ensure compatibility with abutting residential neighborhoods, the PUD should ensure that site design techniques are implemented and elements such as open space, at-grade parking and perimeter walls are designed, arranged and landscaped in a manner compatible with adjacent areas to serve as a visual buffering element.

The uses included in the PUD written description are consistent with the RC land use category. The site is located in a Height Restriction Zone for the Craig Municipal Airport, a Septic Tank Failure Area, and the Aquifer Recharge Area. Please see the attached memorandum from the Community Planning Division for more information.

(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:

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.

The subject property is located between a CCG-1 zoned property to the north and residential (RLD-60 and RMD-D) to the south and east. This request allows for a combination of residential and non-residential uses served by a convenient and efficient transportation network. This property will be accessible via Beacon Point Drive, which is located off of Atlantic Boulevard.

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.

This request would allow the property owner to utilize currently vacant and underutilized land for commercial use and outside storage. This property has access to City water and sewer, as demonstrated in JEA availability letter # 2020-1869.

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

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

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): Regional Commercial (RC.) 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 outside storage, along with commercial uses generally permitted in the CCG-1 zoning district. 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:

- The use of existing and proposed landscaping: Landscaping will meet the requirements of Part 12 Landscape Regulations of the Zoning Code, except there will not be any uncomplimentary buffer requirements between uses within the proposed PUD. The written description also refers to a minimum 20 foot landscaped buffer along the south property due to the abutting residential neighborhood.
- Compatible relationship between land uses in a mixed use project: The proposed uses are all compatible within the requested PUD due to all of them being commercial in nature.

(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:

- The type, number, and location of surrounding external uses: Much of the surrounding property to the north and south of the subject property is zoned as CCG-1 and CCG-2 due to being located off of two principal arterial roadways – Atlantic Boulevard and Southside Boulevard. To the east of the subject property is an apartment complex – zoned RMD-D. To the south of the subject property is an RLD-60 zoned district with single-family dwellings.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent	Land Use	Zoning	Current Use
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Property	Category	District	
North	RC	CCG-1	Commercial plaza
South	LDR	RLD-60	Single family dwellings
East	RPI	RMD-D	Multi-family dwellings
West	CGC	CCG-2	Commercial retail

- 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: The applicant has stated in their application that there will be a minimum 20 foot setback along the southern boundary of the storage parcel due to the abutting residential properties along the south boundary line. The applicant has also stated that they intend to maintain the current vegetation along the southern boundary line, as long as it meets the requirements of Section 656.1216(b).

(6) Intensity of Development

The proposed development is consistent with the RC functional land use category as outside storage and CCG-1 uses. The PUD is appropriate at this location because it is located in an area where the mix of uses is common and located off of a principal arterial roadway.

- The amount and type of protection provided for the safety, habitability, and privacy of land uses both internal and external to the proposed PUD: Access for the proposed PUD will be via Beacon Point Drive and Beacon Point Drive West, both of which are private road located south of Atlantic Boulevard. The applicant will maintain a 20 foot setback, along with a landscaped buffer along the south property line due to the uncomplimentary land uses.
- The existing residential density and intensity of use of surrounding lands: Existing residential includes both single family and multi-family housing abutting the subject property. To the east is a multi-family apartment complex zoned RMD-D, and to the south is single family dwellings zoned RLD-60. Many of the surrounding commercial uses are zoned CCG-1 and CCG-2.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, the written description states, "Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements."

(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.

Per the written description the site will be developed in accordance with Part 6 of the Zoning Code, except zero (0) spaces will be provided for Personal Property Storage and Outside Storage due to the nature of the use.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

The applicant provided evidence that the required Notice of Public Hearing signs were posted on August 11, 2020.



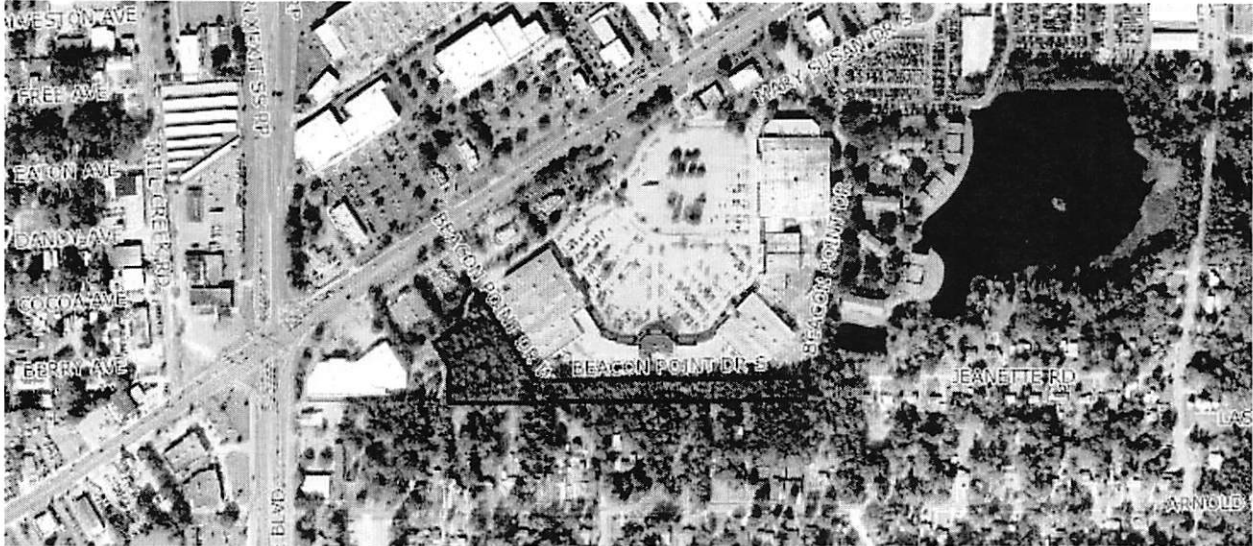
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2020-0386** be **APPROVED** with the following exhibits:

1. The original legal description dated June 3, 2020.
2. The original written description dated June 3, 2020.

3. The original site plan dated May 4, 2020.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2020-0386** be **APPROVED**.



Aerial view of subject property.



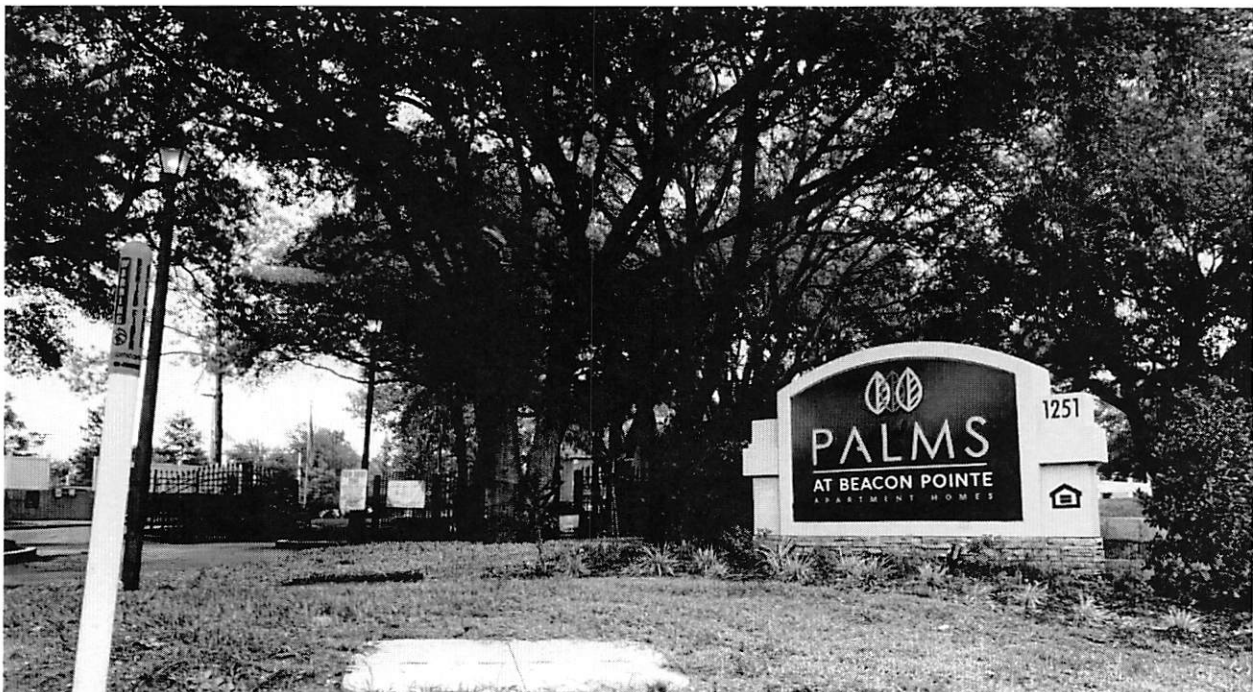
Source: Planning & Development Department, 08/11/2020

View of subject property from Beacon Point Drive South.



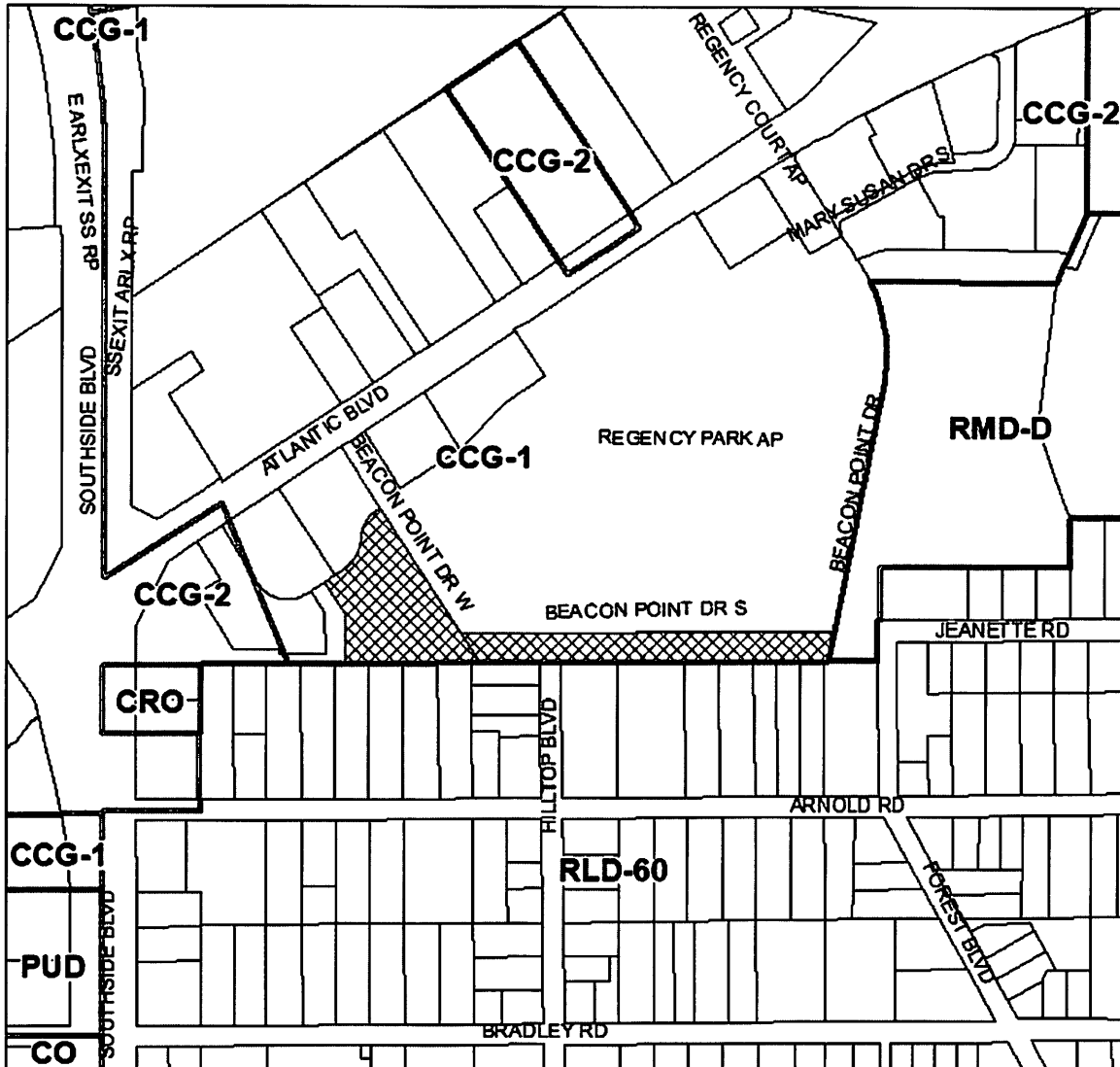
Source: Planning & Development Department, 08/11/2020

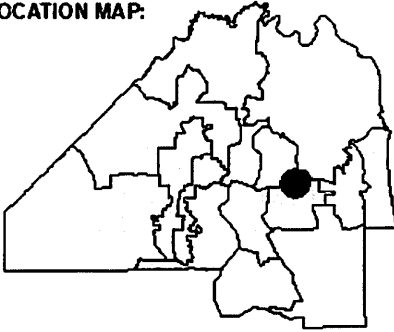

View of the Regency Park commercial plaza, north of the subject property. The proposed PUD will abut the rear of the plaza.



Source: Planning & Development Department, 08/11/2020

View of the multi-family residential located off of Beacon Point Drive, east of the subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 160 320 640 Feet</p> <p>COUNCIL DISTRICT: 4</p>
<p>ORDINANCE NUMBER ORD-2020-0386</p>	<p>TRACKING NUMBER T-2020-2922</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

DATE: 8/7/2020

TO: Kaysie Cox
City Planner I

FROM: Soliman Peter Salem
City Planner Supervisor

SUBJECT: **TRANSPORTATION REVIEW OF 2020-0386 BEACON POINT STORAGE PUD**

Atlantic Boulevard (U.S 90), from Southside Boulevard (State Route 115) to Regency Court, is the directly accessed functionally classified roadway. Atlantic Boulevard is a 6-lane undivided arterial in this vicinity and is currently operating at 53.63% of capacity. This Atlantic Boulevard segment has a maximum daily capacity of 32,122 vpd and a 2018 daily traffic volume of 59,900 vpd.

This development is for 172,498 SQFT of ITE Code 842 Recreational Vehicle Sales, which would generate 862 vpd.

Transportation Planning Division comments to be included in staff report:

This development is subject to mobility fee review. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be

PLANNING AND DEVELOPMENT DEPARTMENT



consistent with the requirements outlined in Part 6 of the Zoning Code. All comments or conditions made by Transportation Planning Division or Traffic Engineering Division are to be included in the staff report unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2020-0386 **Staff Sign-Off/Date** KPC / 07/13/2020
Filing Date 07/15/2020 **Number of Signs to Post** 3
Hearing Dates:
1st City Council 08/25/2020 **Planning Commission** 08/20/2020
Land Use & Zoning 09/01/2020 **2nd City Council** N/A
Neighborhood Association SOUTHSIDE ESTATES CIVIC ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 2922 **Application Status** PENDING
Date Started 06/03/2020 **Date Submitted** 06/03/2020

General Information On Applicant

Last Name HAINLINE **First Name** T.R. **Middle Name**
Company Name ROGERS TOWERS, P.A.
Mailing Address 1301 RIVEPLACE BOULEVARD, SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043465531 **Fax** 9043960663 **Email** THAINLINE@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 FOUNDATION HOLDING II, INC.
Mailing Address 1912 HAMILTON STREET, SUITE 203
City JACKSONVILLE **State** FL **Zip Code** 32210
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 123030 0000	4	2	CCG-1	PUD
Map 123030 0080	4	2	CCG-1	PUD

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

Existing Land Use Category

RC

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 4.66

Development Number

Proposed PUD Name BEACON POINT STORAGE PUD

Justification For Rezoning Application

SEE EXHIBIT "D"

Location Of Property**General Location**

BEHIND REGENCY PARK SHOPPING CENTER @ ATLANTIC BLVD & SOUTHSIDE BLVD

House #	Street Name, Type and Direction	Zip Code
0	ATLANTIC BLVD	32225

Between Streets

ATLANTIC BOULEVARD and ARNOLD 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**
4.66 Acres @ \$10.00 /acre: \$50.00
- 3) Plus Notification Costs Per Addressee**
32 Notifications @ \$7.00 /each: \$224.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,543.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Legal Description

June 3, 2020

PARCEL 1

A PART OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

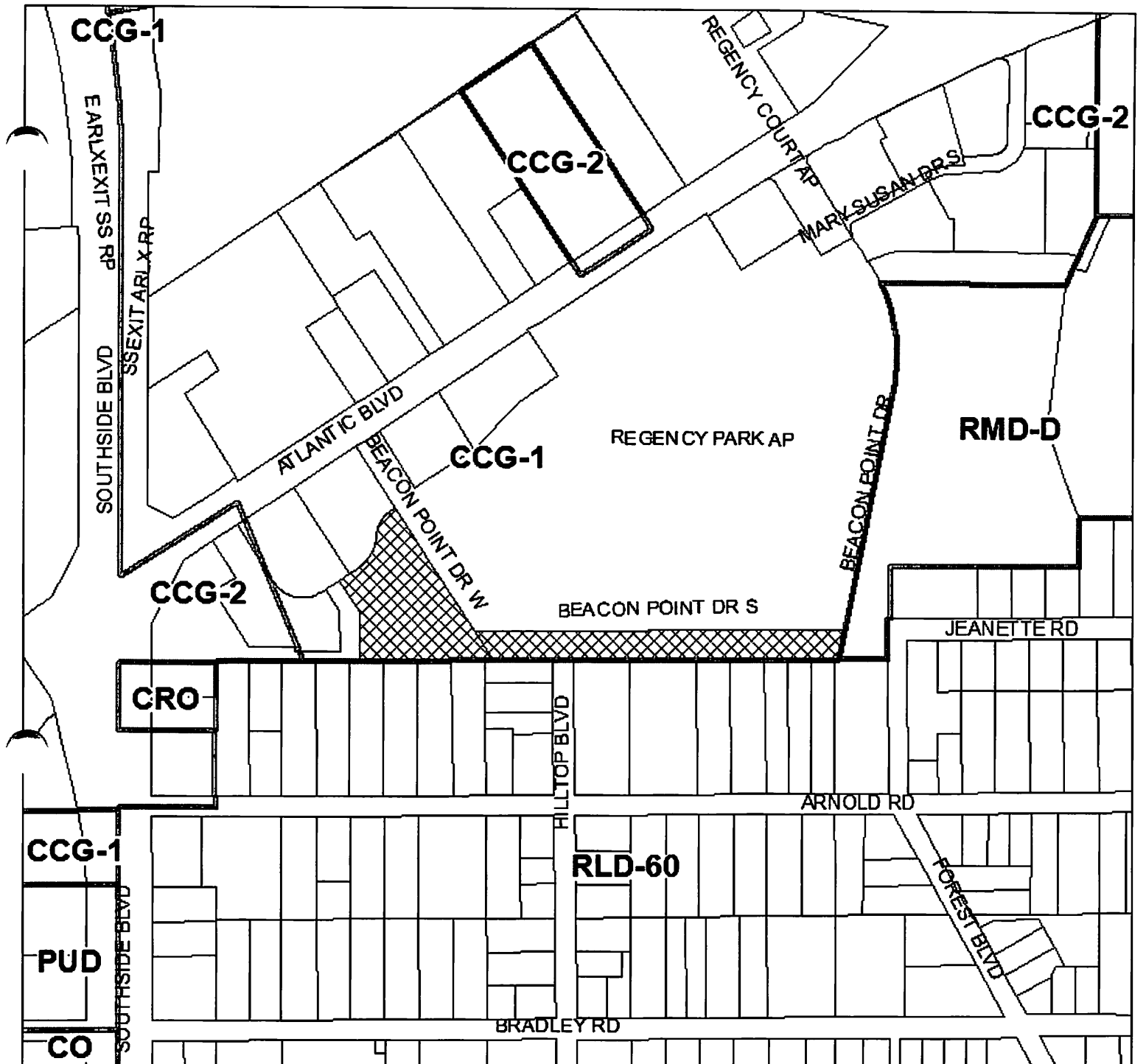
FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 1-A, BLOCK 1, SOUTHSIDE ESTATES, UNIT ONE, AS RECORDED IN PLAT BOOK 18, PAGES 55 AND 55A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, WITH THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHSIDE BOULEVARD, STATE ROAD NO. 115, AS SHOWN ON STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION NO. 7204-179 (A RIGHT-OF-WAY VARYING WIDTH); THENCE SOUTH 89° 42'25" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID SOUTHSIDE ESTATES UNIT NO. 1, A DISTANCE OF 620.00' FEET; THENCE NORTH 00° 17' 35" WEST, LEAVING SAID NORTH BOUNDARY LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 33° 14' 40" WEST A DISTANCE OF 103.77 FEET; THENCE NORTH 56° 45'20" EAST A DISTANCE OF 80.35' FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 129.38 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 119.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 30° 11' 27" EAST AND A CHORD DISTANCE OF 115.72 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 90.00 FEET; THENCE NORTHEASTERY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 83.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 30° 11'32" EAST AND A CHORD DISTANCE OF 80.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 56° 45'30" EAST TO A POINT ON THE WESTERLY RIGHT OF WAY LINE BEACON POINT DRIVE, A DISTANCE OF 16.97 FEET; THENCE SOUTH 33° 16' 53" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 352.00 FEET; THENCE SOUTH 87° 14' 47" WEST, A DISTANCE OF 317.41' FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PART OF SECTION 24, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHSIDE BOULEVARD (STATE ROAD NO. 115), A RIGHT-OF-WAY OF VARYING WIDTH, WITH THE NORTHERLY

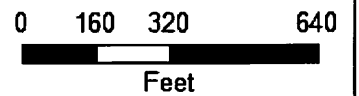
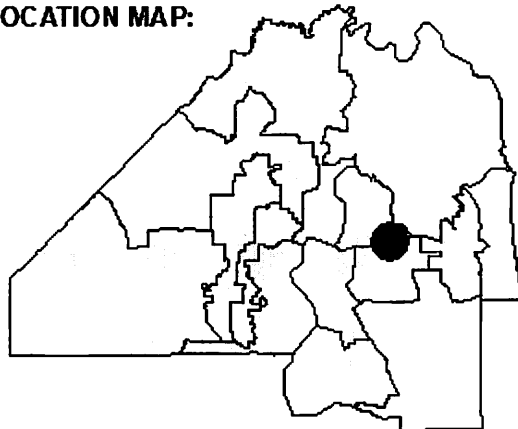
LINE OF LOT 1-A, BLOCK 1, SOUTHSIDE ESTATES, UNIT NO. 1, AS RECORDED IN MAP BOOK 18, PAGES 55 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89° 42'25" EAST, ALONG THE NORTH LINE OF SAID SOUTHSIDE ESTATES, UNIT NO. 1, A DISTANCE OF 620.00' FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 42' 25" EAST, ALONG THE NORTH LINE OF SAID SOUTHSIDE ESTATES UNIT NO. 1 A DISTANCE OF 1415.27' FEET; THENCE NORTH 11° 41' 29" EAST, A DISTANCE OF 102.20' FEET; THENCE S89° 40'19" WEST A DISTANCE OF 1077.56' FEET; THENCE NORTH 33° 16' 53" WEST, A DISTANCE OF 76.02' FEET; THENCE S 87° 14' 47" WEST, A DISTANCE OF 317.41' FEET; THENCE SOUTH 00° 17' 35" EAST, A DISTANCE OF 150.00' FEET TO THE POINT OF BEGINNING.



REQUEST SOUGHT:

FROM: CCG-1
 TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:
 4

TRACKING NUMBER

T-2020-2922

EXHIBIT 2
 PAGE 1 OF 1

**Beacon Point Storage PUD
Written Description
June 3, 2020**

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 123030-0000 & 123030-0080
- B. Current Land Use Designation: RC
- C. Current Zoning District: CCG-1
- D. Proposed Zoning District: PUD
- E. Proposed Land Use Designation: RC (no change)

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

My EZ Storage, LLC (the “Applicant”) proposes to rezone approximately 4.66 acres of property on Beacon Point Drive W. and Beacon Point Drive S., each an approved private street, from Community Commercial General - 1 (“CCG-1”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for development of outside storage, as well as certain commercial uses, on the Property, as more particularly set forth in Section IV below. It is the current intent to develop the portion of the property identified on the site plan attached to this Ordinance as Exhibit “4” (the “Site Plan”) as the “Storage Parcel” with storage uses (the “Storage Uses”) and to utilize the portion of the Property identified on the Site Plan as the “Commercial Parcel” for, generally, CCG-1 uses (“Commercial Uses”) or, alternatively, additional Storage Uses, all as shown on the Site Plan. This proposed development is consistent with surrounding uses and will provide a service to the surrounding area. The PUD will be developed in accordance with this PUD Written Description and the Site Plan.

The Property is designated as Regional Commercial (“RC”) on the Future Land Use Map (“FLUM”) of the 2030 Comprehensive Plan and is within the Urban Priority Development Area. The PUD shall be developed consistent with the applicable RC – Urban Priority Area land use category of the 2030 Comprehensive Plan.

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	LDR	RLD-60	Single Family Residential
East	RPI	RMD-D	Vacant, Retention
North	RC	CCG-1	Shopping Center; Retail

West	RC	CCG-1 & CCG-2	Shopping Center; Retail
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IV. PERMITTED USES

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 on the Property (Storage Parcel and Commercial Parcel):*

a. Storage Uses:

- (1) Professional and business offices.
- (2) Personal property storage, including modular storage structures, meeting the performance standards and development criteria set forth in Section IV.C.3 below.
- (3) Outside storage (covered and/or uncovered) meeting the performance standards and development criteria set forth in Section IV.C.3 below.
- (4) Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers, and storage of documents and equipment.

b. Commercial Uses:

- (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.
- (4) Art galleries, museums, community centers, dance, art or music studios.
- (5) Vocational, trade or business schools and similar uses.
- (6) Day care centers or care centers meeting the performance

standards and development criteria set forth in Part 4.

- (7) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (8) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- (9) 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.
- (10) 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.
- (11) Express or parcel delivery offices and similar uses (but not freight or truck terminals).
- (12) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- (13) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (14) Churches, including a rectory or similar use.
- (15) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
- (16) 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.
- (17) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- (18) Filling or gas stations meeting the performance standards

and development criteria set forth in Part 4.

- (19) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
 - (20) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
 - (21) Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section IV.C.2 below.
 - (22) Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in Section IV.C.1 below.
 - (23) Any uses permitted herein may be integrated vertically within a structure.
2. *Permissible uses by exception on the Property (Storage Parcel and Commercial Parcel):* Those uses permissible by right and permissible by exception in the CCG-1 Zoning District, but not set forth above.
 3. *Minimum lot requirements (width and area) on the Property (Storage Parcel and Commercial Parcel):*
 - a. Width – None
 - b. Area – None
 4. *Maximum lot coverage by all buildings and structures on the Property (Storage Parcel and Commercial Parcel):* None
 5. *Minimum yard requirements on the Property (Storage Parcel and Commercial Parcel):*
 - a. Front – None.
 - b. Rear – None.
 - c. Side – None.
 6. *Minimum Setback of Principal Structures from Boundary of the Property (Storage Parcel and Commercial Parcel):* None, except that the minimum setback shall be twenty (20) feet along the southern boundary of the Storage Parcel, as shown on the Site Plan.

7. *Maximum height of structures:*

- a. Storage Parcel - Thirty-five (35) feet; provided, however, height may be unlimited where all required yards are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of thirty-five (35) feet.
- b. Commercial Parcel – Sixty (60) feet.
- c. 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 meeting the criteria of Section 656.403, Zoning Code.

C. Additional Performance Standards

Additional performance standards for those uses identified shall be as follows:

1. Communication towers shall be permitted subject to the requirements relating to the location of such towers pursuant to Part 15 of the City of Jacksonville Zoning Code.
2. Essential services (utility systems) shall be allowed as a permitted use subject to the following conditions:
 - a. Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate
3. For personal property storage and outside storage, no parking spaces shall be required because vehicles are able to park within the drive aisles while loading and unloading. Otherwise, the use is subject to the conditions of 656.401(q)(1)-(4), to the extent applicable.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided via Beacon Point Drive South, Beacon Point Drive West and/or other adjacent access drives, as shown on the Site Plan, and vehicular internal circulation will be as shown on the Site Plan. The proposed access points and vehicular internal circulation as shown on the 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, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided “off-site” within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses.

1. *Buffers*

The City’s Zoning Code requires buffers for “uncomplimentary land uses and zones” in Section 656.1216. Due to the mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required, including, but not limited to residential uses and the internal access road, whether private or dedicated.

2. *Southern Boundary*

A minimum twenty (20) foot landscaped buffer shall be provided along the southern boundary of the Property meeting the requirements of Section 656.1216(b) of the Zoning Code. Notwithstanding the foregoing, to the extent that existing vegetation within said buffer area complies with the opacity and tree count provisions of Section 656.1216(b), said existing vegetation may remain as a part of said buffer and in lieu of additional plantings.

D. Signage

In accordance with Part 13 of the Zoning Code for CCG uses. Notwithstanding the foregoing, for purposes of this PUD, the term “street frontage,” as used in Section 656.1313(c)(3) includes frontage on Beacon Point Drive South, Beacon Point Drive West and the access drive located adjacent to the Commercial Parcel and the exit of the Storage Parcel, as shown on the Site Plan. Furthermore, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage.

E. Architectural Guidelines.

Buildings, structures, and signage shall be architecturally compatible with those in other uses within the PUD.

F. Construction offices/model homes/real estate sales.

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. During the development of the Storage Parcel, the undeveloped phases will be used for outside storage.

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: 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 Personal Property Storage and Outside Storage – 0 spaces.

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 are already constructed or will be constructed to serve the PUD in accordance with applicable regulations.

L. Utilities

The Property is served by JEA.

M. Pre-Application Conference

A pre-application conference was held regarding this application on April 28, 2020.

N. Justification for the PUD Rezoning

The PUD proposes the development of personal property storage and outside storage on the Property, with associated uses. These Storage 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.

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; and it includes variations from the parking standards otherwise applicable storage uses, as described in Section V.I. above. 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	<p>For CCG-1: §656.322(A)(IV)(a) Permitted uses and structures.</p> <p>(1) Commercial retail sales and service establishments</p> <p>(2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.</p> <p>(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.</p> <p>(4) Hotels and motels.</p> <p>(5) 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.</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</p>	<p>a. <i>Storage Uses:</i></p> <p>(1) <i>Professional and business offices.</i></p> <p>(2) <i>Personal property storage meeting the performance standards and development criteria set forth in Section IV.C.3 below.</i></p> <p>(3) <i>Outside storage (covered and/or uncovered) meeting the performance standards and development criteria set forth in Section IV.C.3 below.</i></p> <p>(4) <i>Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers, and storage of documents and equipment.</i></p> <p>b. <i>Commercial Uses:</i></p> <p>(1) <i>Commercial retail sales and service establishments.</i></p> <p>(2) <i>Banks, including drive-thru tellers, savings and loan institutions, and similar uses.</i></p> <p>(3) <i>Professional and business offices, buildings trades contractors.</i></p> <p>(4) <i>Art galleries, museums, community centers, dance, art or music studios.</i></p> <p>(5) <i>Vocational, trade or</i></p>	<p>To allow for development of outside storage for boat and RVs on the Property.</p>

	<p>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>(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</p>	<p><i>business schools and similar uses.</i></p> <p>(6) <i>Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.</i></p> <p>(7) <i>Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.</i></p> <p>(8) <i>Adult Congregate Living Facility (but not group care homes or residential treatment facilities).</i></p> <p>(9) <i>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.</i></p> <p>(10) <i>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.</i></p> <p>(11) <i>Express or parcel delivery offices and similar uses (but not freight or truck terminals).</i></p> <p>(12) <i>Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.</i></p> <p>(13) <i>Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</i></p> <p>(14) <i>Churches, including a rectory or similar use.</i></p> <p>(15) <i>Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.</i></p> <p>(16) <i>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</i></p>	
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<p>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>For IL §656.313(A)(II)c): Permissible uses by exception.</p> <p>(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.</p> <p>(2) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(3) Residential treatment facilities and emergency shelters.</p> <p>(4) Multi-family residential integrated with a permitted use.</p> <p>(5) Crematories.</p> <p>(6) Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.</p> <p>(7) Auto laundry or manual car wash.</p> <p>(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).</p> <p>(9) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.</p> <p>(11) Blood donor stations, plasma centers and similar uses.</p> <p>(12) Private clubs.</p> <p>(13) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.</p> <p>(14) Billiard parlors.</p> <p>(15) Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).</p> <p>(16) Schools meeting the performance standards and development criteria set forth in Part 4.</p> <p>(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.</p>	<p><i>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.</i></p> <p><i>(17) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.</i></p> <p><i>(18) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.</i></p> <p><i>(19) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.</i></p> <p><i>(20) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).</i></p> <p><i>(21) Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section IV.C.2 below.</i></p> <p><i>(22) Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in Section IV.C.1 below.</i></p> <p><i>Any uses permitted herein may be integrated vertically within a structure.</i></p> <p><i>Permissible uses by exception: Those uses permissible by right and permissible by exception in the CCG-1 Zoning District, but not set forth above.</i></p>	
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	<p>(18) Nightclubs.</p> <p>(19) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.</p> <p>(20) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.</p>		
Lot Requirements	<p>For CCG-1:</p> <p><i>Minimum lot requirements (width and area).</i> None, except as otherwise required for certain uses.</p> <p><i>Maximum lot coverage by all buildings.</i> None, except as otherwise required for certain uses. <i>Impervious surface ratio</i> as required by <u>Section 654.129.</u></p> <p><i>Minimum yard requirements.</i></p> <p>Front—None.</p> <p>Side—None</p> <p>Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.</p> <p>Rear—10 feet</p> <p><i>Maximum height of structures.</i> Sixty feet.</p> <p>Section 656.401(q)</p> <p>(1) Storage buildings shall be subdivided by permanent partitions into spaces containing not more than 300 square feet each.</p> <p>(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.</p> <p>(3) The minimum lot size shall be not less than two acres.</p> <p>(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.</p> <p>(5) Minimum yard requirements:</p> <p>(i) Front—30 feet.</p> <p>(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.</p> <p>(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:</p>	<p><i>Minimum lot requirements (width and area):</i></p> <p>Width – None</p> <p>Area – None</p> <p><i>Maximum lot coverage by all buildings and structures:</i> None</p> <p><i>Minimum yard requirements:</i></p> <p>Front – None.</p> <p>Rear – None.</p> <p>Side – None.</p> <p><i>Minimum Setback of Principal Structures from Boundary of the Property:</i> None, except that the minimum setback shall be twenty (20) feet along the southern boundary of the Property, as shown on the Site Plan.</p> <p><i>Maximum height of structures:</i></p> <p>Storage Parcel - Thirty-five (35) feet; provided, however, height may be unlimited where all required yards are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of thirty-five (35) feet.</p> <p>Commercial Parcel – Sixty (60) feet</p> <p>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.</p>	To account for unique site characteristics.

	<p>(i) A landscaped area of not less than 20 square feet for each linear foot of vehicular use area (VUA) street frontage;</p> <p>(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.</p> <p>(7) The requirements of <u>Section 656.1214(a)</u> may be met by increasing the minimum perimeter landscaping requirements.</p>		
Performance standard for Storage Uses	<p>Section 656.401(q)</p> <p>(1) Storage buildings shall be subdivided by permanent partitions into spaces containing not more than 300 square feet each.</p> <p>(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.</p> <p>(3) The minimum lot size shall be not less than two acres.</p> <p>(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.</p> <p>(5) Minimum yard requirements:</p> <p>(i) Front—30 feet.</p> <p>(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.</p> <p>(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:</p> <p>(i) A landscaped area of not less than 20 square feet for each linear foot of vehicular use area (VUA) street frontage;</p> <p>(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.</p> <p>(7) The requirements of <u>Section 656.1214(a)</u> may be met by increasing the minimum perimeter landscaping requirements.</p>	<p>For personal property storage and outside storage, no parking spaces shall be required because vehicles are able to park within the drive aisles while loading and unloading. Otherwise, the use is subject to the conditions of 656.401(q)(1)-(4), to the extent applicable.</p>	<p>To allow for the adaptive development of a uniquely shaped and situated parcel.</p>
Parking	Part 6 of the Zoning Code	<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</p>	<p>To clarify the parking requirements that apply to outside boat and RV storage.</p>

		additional and superseding provisions: 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 Personal Property Storage and Outside Storage – 0 spaces	
Signage	Part 13 of the Zoning Code	In accordance with Part 13 of the Zoning Code for CCG uses. Notwithstanding the foregoing, for purposes of this PUD, the term “street frontage,” as used in Section 656.1313(c)(3) includes frontage on Beacon Point Drive South, Beacon Point Drive West and the access drive located adjacent to the Commercial Parcel and the exit of the Storage Parcel, as shown on the Site Plan. Furthermore, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage.	To clarify the specific signage provisions that apply.
Landscaping	Part 12 of the Zoning Code	<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, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided “off-site” within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses.</p> <p>1. <i>Buffers</i></p> <p>The City’s Zoning Code requires buffers for “uncomplimentary land uses and zones” in Section 656.1216. Due to the mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required, including, but not limited to residential uses and the internal access road, whether private or dedicated.</p> <p>2. <i>Southern Boundary</i></p>	To provide for adequate buffering while also accounting for the unique configuration of the Property.

		<p>A minimum twenty (20) foot landscaped buffer shall be provided along the southern boundary of the Property meeting the requirements of Section 656.1216(b) of the Zoning Code. Notwithstanding the foregoing, to the extent that existing vegetation within said buffer area complies with the opacity and tree count provisions of Section 656.1216(b), said existing vegetation may remain as a part of said buffer and in lieu of additional plantings.</p>	
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P. Permissible Uses by Exception

Those uses permissible by right and permissible by exception in the CCG-1 Zoning District, but not set forth above.

Q. Names of Development Team

Developer/Owner: My EZ Storage, LLC

Planner/Engineer: Taylor & White, Inc.

Architect: N/A

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 RC 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 Policy 1.2.9. Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

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 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.

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.

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

Exhibit F

Total gross acreage	4.66 Acres	100%
Amount of each different land use by acreage (Storage Uses and Commercial Uses)	4.66 Acres	100%
Total number and type of dwelling units by each type of same	N/A	N/A
Total amount of active recreation and/or open space	N/A	N/A
Total amount of passive open space	N/A	N/A
Amount of public and private rights-of-way	N/A	N/A
Maximum coverage of buildings and structures at ground level	85%	3.96 acres



Scale: 1" = 100'
 Date: 05/20/13
 Project No.: 13030
 Client: Taylor & White, Inc.



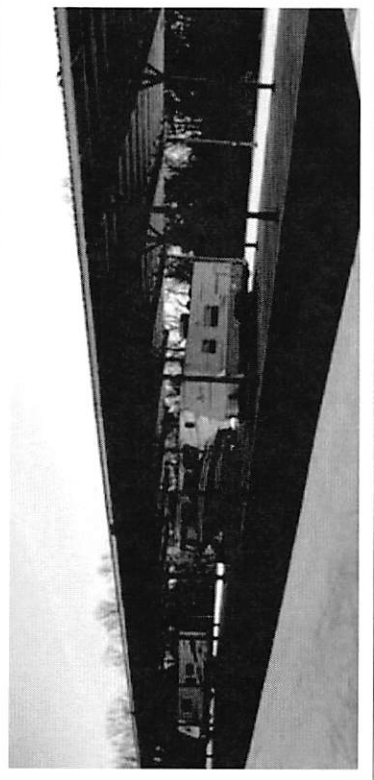
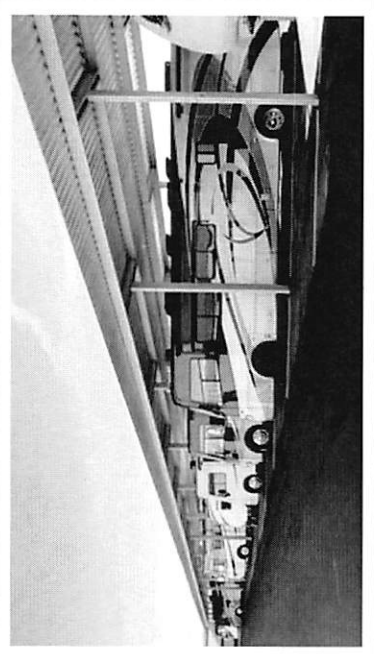
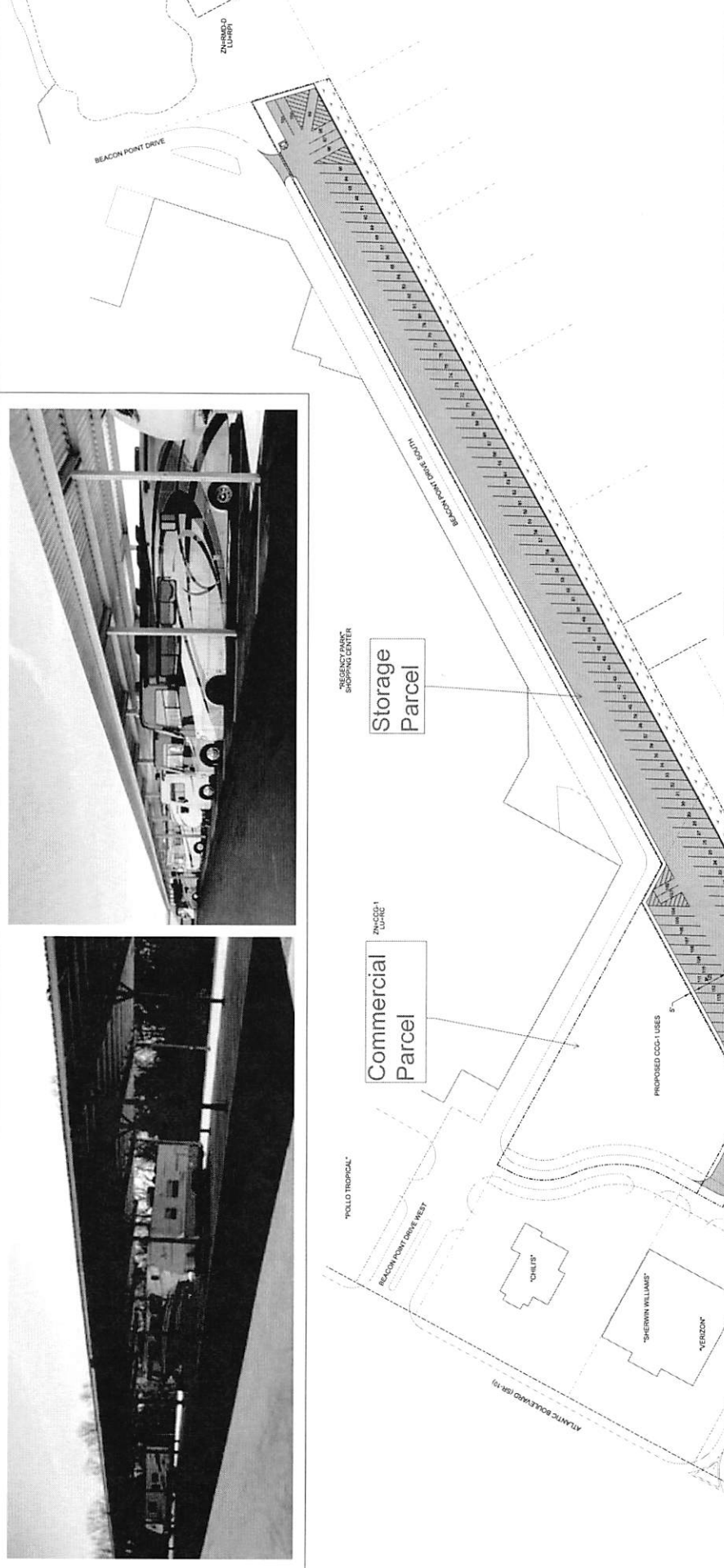
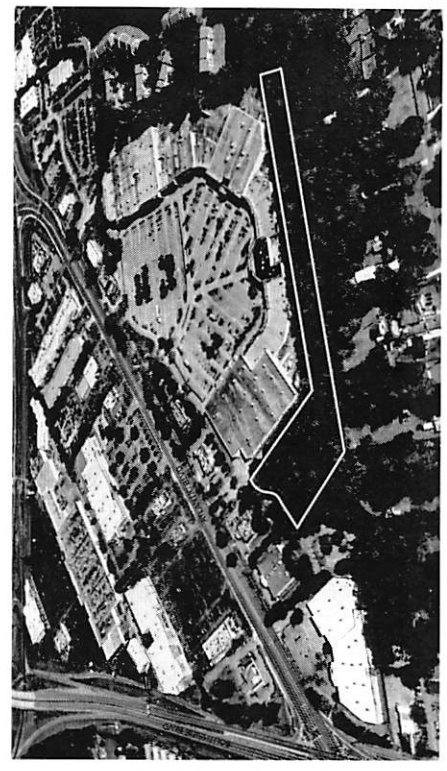
Taylor & White, Inc.
 One Deep & Collins Express
 10000 Collins Road, Suite 100
 Jacksonville, Florida 32217
 Phone: (904) 421-1000
 Fax: (904) 421-1001
 www.taylorwhite.com

Beacon Point Boat and RV Storage

Conceptual
Site Plan

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE

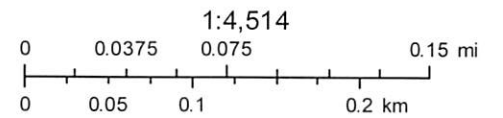
REVISIONS	
NO.	DESCRIPTION







June 1, 2020



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

EXHIBIT H



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Ray Howard
Taylor and White, Inc.
9556 Historic King Road S.; Suite 102
Jacksonville, FL, 32257

June 11, 2020

Project Name: Beacon Point Boat and RV Storage
Availability#: 2020-1869

Attn: Ray Howard,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced 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 WS&R 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 strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. 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 from the third party owner providing applicant with the right to construct the utilities.

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 on jea.com.

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, https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2020-1869
 Request Received On: 6/1/2020
 Availability Response: 6/11/2020
 Prepared by: Roderick Jackson

Project Information

Name: Beacon Point Boat and RV Storage
 Type: OTHER
 Requested Flow: 100 gpd
 Location: Off Atlantic Blvd. behind Sherwin Williams and Chili's.
 Parcel ID No.: 123030-0080 and 123030-0000
 Description: Boat and RV Storage, no office building.

Potable Water Connection

Water Treatment Grid: SOUTH GRID
 Connection Point #1: Existing 8-inch within the Beacon Point Dr ROW, adjacent to this property.
 Connection Point #2: NA
 Special Conditions: Fire protection needs to be addressed. For the estimated cost of connecting to the JEA system, please email estimate@jea.com with project address, availability number and APPROVED plans showing where the proposed connections will be installed.

Sewer Connection

Sewer Treatment Plant: ARLINGTON EAST
 Connection Point #1: Existing 8-inch gravity sewer main within the Beacon Point Dr ROW, adjacent to this property.
 Connection Point #2: NA
 Special Conditions: If gravity flow cannot be achieved, then Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). For the estimated cost of connecting to the JEA system, please email estimate@jea.com with project address, availability number and APPROVED plans showing where the proposed connections will be installed.

Reclaimed Water Connection

Sewer Region/Plant: N/A
 Connection Point #1: No reclaim in the foreseeable future.
 Connection Point #2: NA
 Special Conditions: N/A

General Comments:

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations. POC location to be field verified by developer during project design which includes a Level A SUE Report. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. If needed pre-design meeting may be scheduled prior to submitting a plan set. Send pre-design meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/.