

# 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

November 3, 2022

The Honorable Terrance Freeman, President  
The Honorable Kevin Carrico, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2022-759**    **Application for: Parramore Road PUD**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico 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 September 8, 2022.**
- 2. **The original written description dated September 21, 2022.**
- 3. **The original site plan dated August 29, 2022.**

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

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

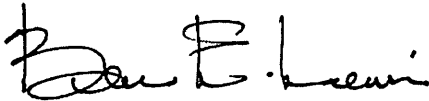
Planning Commission Vote:	7-0
Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye

Planning Commission Report  
Page 2

Jordan Elsbury	Aye
Joshua Garrison	Absent
David Hacker	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 2022-0759 TO**  
**PLANNED UNIT DEVELOPMENT**

**NOVEMBER 3, 2022**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2022-0759 to Planned Unit Development.

***Location:*** 0 Parramore Road  
Between Collins Road and Parramore Road

***Real Estate Number:*** 016518-0329

***Current Zoning District:*** Planned Unit Development (PUD) 2008-0778

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Community General Commercial (CGC)

***Planning District:*** Southwest, District 4

***Applicant/Agent:*** Steve Diebenow, Esq.  
One Independent Drive, STE. 1200  
Jacksonville, FL 32202

***Owner:*** Harmony Farms of Jacksonville, LLC  
3601 Cardinal Point Drive  
Jacksonville, FL 32257

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Planned Unit Development 2022-0759 seeks to rezone approximately 1.79± acres of land from Planned Unit Development (PUD) to Planned Unit Development (PUD). The rezoning is being sought to amend the existing PUD to include personal self-storage facilities as a permitted use. The proposed PUD differs from the usual application of the zoning code by permitting the use of personal property storage by right and exempt the development from part 4 supplemental criteria. Additionally, the proposed PUD request to amend the off-street parking requirement from the Zoning Code requirements of 1 space per 2,000 square feet to 1 space per 6,000 square feet.

The current PUD, 2008-0778, allows for a mixed use development of commercial, office and hotel uses.

**PUD Ord. 2008-0778-E was approved with the following conditions:**

1. Development shall proceed in accordance with the Development Services Division Memorandum dated September 2, 2008, and the Transportation Planning Section Memorandum dated September 12, 2008, or as otherwise approved by the Planning and Development Department.
2. The site plan and architectural elevations shall be consistent with the Jacksonville Design Guidelines and Best Practices Handbook, subject to the review and approval by the Planning and Development Department at the time of verification of substantial compliance of the PUD.

**The Planning & Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:**

1. The Transportation Division has issued a new memorandum for the proposed PUD and therefore the Planning & Development Department does not forward this condition.
2. The property will be required to meet the requirements of the Jacksonville Design Guidelines and Best Practices Handbook through the Civil Plan review process and therefore the department does not recommend forwarding this condition.

**CRITERIA FOR REVIEW**

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

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

Yes. The Planning and Development Department finds that the subject property is located in the Community/General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. According to the Category Description in the FLUE, CGC is intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. In the Suburban Area, development should be provided in a nodal development pattern. Principal uses in the CGC include, but are not limited to, commercial retail sales and services establishments, hotels, motels, offices, auto repair and sales and filling stations. Personal property storage establishments are an allowed secondary use in the CGC land use category.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

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 (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.

**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 may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

*The proposed site is located within the Suburban Development Area and is served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.*

**Airport Environment Zone**

The site is located within the 300-foot Height and Hazard Zone for the Jacksonville Naval Air Station. This Zoning will limit development to a maximum height of 300 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

**Objective 2.5**

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

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

The intended development will meet all portions of the City's land use regulations and further its 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 category as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. Currently, there is nothing in the Concurrency system regarding this proposed development and the agent/owner will need to submit a Mobility application & CRC application to the Concurrency Office.

**This development is subject to mobility fee review.**

***(3) Allocation of residential land use***

This proposed Planned Unit Development is being sought to amend the existing PUD to include personal self-storage facilities as a permitted use. Moreover, 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 with specific reference to the following:

**The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:** The proposed development is for commercial uses and therefore the property is not required to provide recreational areas.

**The use of existing and proposed landscaping:** Landscaping shall be provided pursuant to the Existing PUD Ord. #2008-0778. Existing PUD proposed landscaping will be provided in accordance with the City of Jacksonville Landscape Ordinance.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, vehicular access for the subject property shall be along Parramore Road. Comments from The Transportation Planning Division include:

The subject site is approximately 1.79 acres and is accessible from Parramore Road, an unclassified facility. The subject site is South of Collins Road that is currently operating at 94.6% of capacity. This segment of Collins Road has a maximum daily capacity of 37,611 vehicles per day (vpd) and average daily traffic of 35,569 vpd.

The applicant requests 120,000 square feet of storage (ITE Code 151), which could produce 174 daily trips.

***(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:** The subject parcel is located on the north side of Parramore Road and south of I-295 Expressway North and is currently vacant. The entirety of Parramore Road is a part of the Harmony Farms PUD approved through Ord. #2008-0778 and parcels developed with commercial uses include: Comfort Inn, Culver's, Costco and Ascensions St. Vincent Outpatient Surgical Center.

**The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:**

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	RMD-C	I-295; Multi-Family Dwellings
South	LDR	PUD: 2007-0224	Single Family Dwellings
East	CGC	PUD: 2008-0778	Outpatient (Surgical) Center
West	CGC	PUD: 2008-0778	Costco Shopping Center

***(6) Intensity of Development***

The proposed development is consistent with the CGC functional land use category with specific reference to the following:

**The availability and location of utility services and public facilities and services:** The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated October 18, 2022, JEA has no objection to proposed PUD. Final project design to meet the

JEA Design Standards in effect at the time of construction plan approval. JEA Availability #2022-3311 shows potable water connection existing 8 inch water main associated stubs along Parramore Road; Existing 8 inch gravity sewer main along Parramore Road.

*(7) Usable open spaces plazas, recreation areas.*

No recreation area is required.

*(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.

*(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.*

Parking for personal property storage facilities shall be at a minimum of one (1) parking space per six thousand (6,000) of gross floor area. Loading for personal property storage facilities shall provide a minimum of one (1) loading space for every sixty-five thousand (65,000) feet of gross floor area. All other uses shall have parking pursuant to Section 3.3 of the Existing PUD.

*(11) Sidewalks, trails, and bikeways*

Pedestrian access shall be provided as required by City regulations.

**SUPPLEMENTARY INFORMATION**

The applicant provided proof of posting on **October 24, 2022** to the Planning and Development Department that the Notice of Public Hearing sign **was** posted.





**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2022-0759** be **APPROVED** with the following exhibits:

- The original legal description dated September 8, 2022.**
- The original written description dated September 21, 2022.**
- The original site plan dated August 29, 2022.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-0759** be **APPROVED**.



**Aerial View**

*Source: JaxGIS*



**View of the Subject Property**

*Source: Planning & Development Department, COJ*

*Date: October 17, 2022*



**View of property to the East**

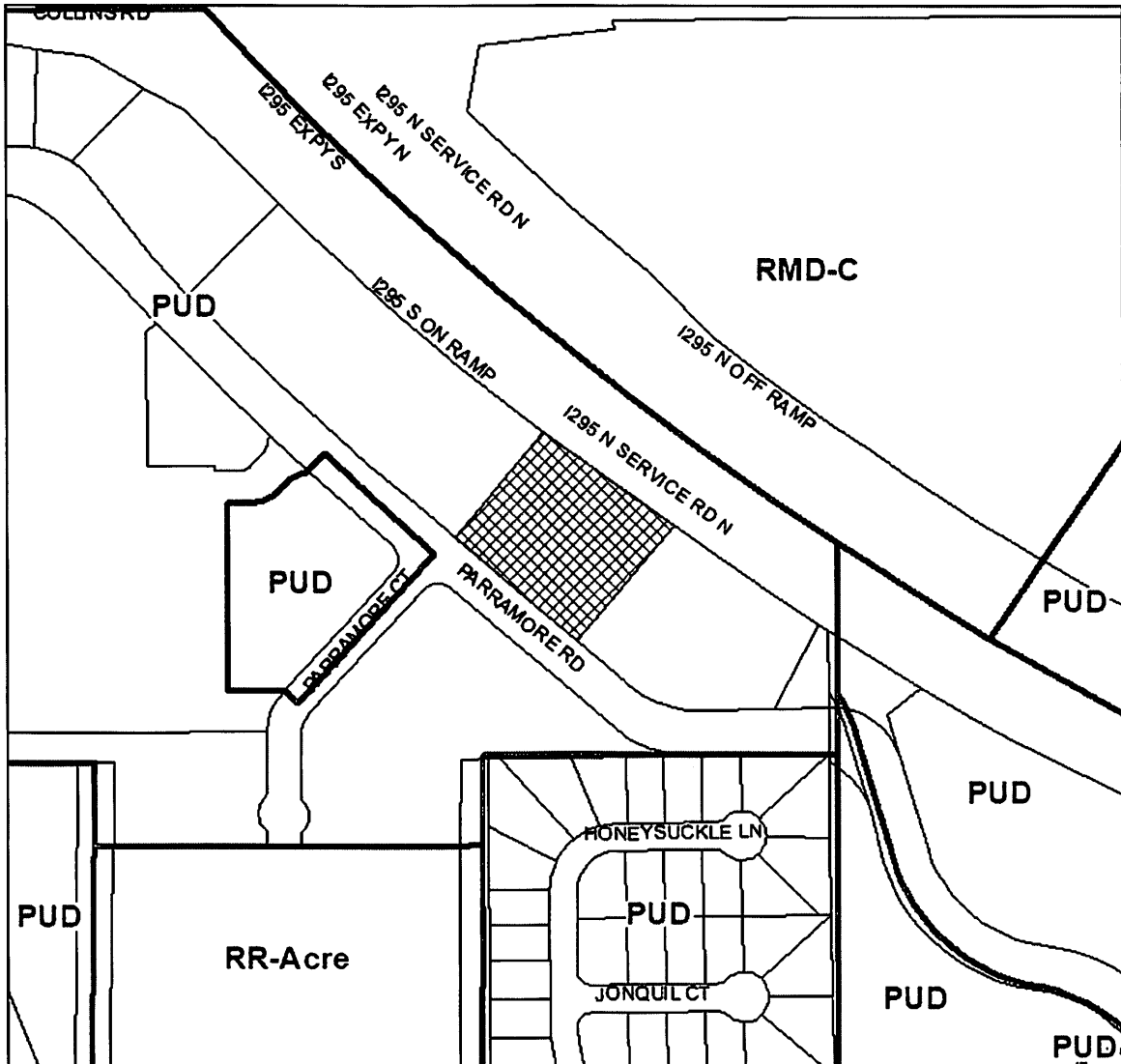
*Source: Planning & Development Department, COJ*

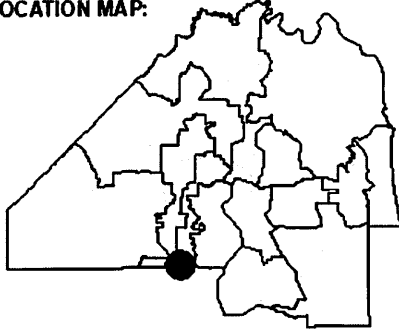

*Date: October 17, 2022*



**View of property to the South**

*Source: Planning & Development Department, COJ*  
*Date: October 17, 2022*



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM:</b> PUD</p> <p><b>TO:</b> PUD</p>	<p><b>LOCATION MAP:</b></p> 	 <p>0 100 200 400 Feet</p>
<p><b>TRACKING NUMBER</b></p> <p><b>T-2022-4502</b></p>		<p><b>COUNCIL DISTRICT:</b></p> <p><b>14</b></p> <p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>



ONE CITY. ONE  
JACKSONVILLE.

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

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117 W. Duval St.  
Jacksonville, FL 32202  
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[www.coj.net](http://www.coj.net)

## **MEMORANDUM**

**DATE:** October 19, 2022

**TO:** Erin Abney, City Planner III  
Current Planning Division

**FROM:** Thalia Fusté, City Planner I  
Transportation Planning Division

**SUBJECT:** Transportation Review: Collins Towncenter Storage PUD 2022-0759

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Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- Pursuant to Sec. 656.604 of The City of Jacksonville Code of Ordinances, the request for an off-street parking deviation is denied. Parking shall be required at rate of one space per 2,000 square feet of gross floor area.
- Pursuant to Sec. 656.605 of The City of Jacksonville Code of Ordinances, the request for an off-street loading spaces deviation is denied. Three spaces shall be required for off-street loading.

### Application For Rezoning To PUD

#### Planning and Development Department Info

**Ordinance #** 2022-0759 **Staff Sign-Off/Date** ELA / 09/26/2022  
**Filing Date** 10/11/2022 **Number of Signs to Post** 1  
**Hearing Dates:**  
**1st City Council** 11/09/2022 **Planning Commission** 11/03/2022  
**Land Use & Zoning** 11/15/2022 **2nd City Council** N/A  
**Neighborhood Association** ARGYLE AREA CIVIC COUNCIL  
**Neighborhood Action Plan/Corridor Study** N/A

#### Application Info

**Tracking #** 4502 **Application Status** FILED COMPLETE  
**Date Started** 08/31/2022 **Date Submitted** 09/09/2022

#### General Information On Applicant

**Last Name** DIEBENOW **First Name** STEVE **Middle Name**  
**Company Name**  
**Mailing Address**  
 ONE INDEPENDENT DRIVE, STE. 1200  
**City** JACKSONVILLE **State** FL **Zip Code** 32202  
**Phone** 9043011269 **Fax** 9043011279 **Email** SDIEBENOW@DRIVERMCAFFEE.COM

#### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** N/A **First Name** N/A **Middle Name**  
**Company/Trust Name**  
 HARMONY FARMS OF JACKSONVILLE, L.L.C.  
**Mailing Address**  
 3601 CARDINAL POINT DRIVE  
**City** JACKSONVILLE **State** FL **Zip Code** 32257  
**Phone** **Fax** **Email**

#### Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)** 2008-0778

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 016518 0329	14	4	PUD	PUD

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

**Existing Land Use Category**

CGC

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre)** 1.79

**Development Number**

**Proposed PUD Name** COLLINS TOWN CENTER STORAGE PUD

**Justification For Rezoning Application**

APPLICANT REQUESTS THIS REZONING TO ALLOW FOR A VERTICALLY INTEGRATED SELF STORAGE DEVELOPMENT.

**Location Of Property****General Location**

SOUTH OF COLLINS ROAD AND EAST OF PARRAMORE ROAD

House #	Street Name, Type and Direction	Zip Code
0	PARRAMORE RD	32244

**Between Streets**

COLLINS ROAD and PARRAMORE 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.

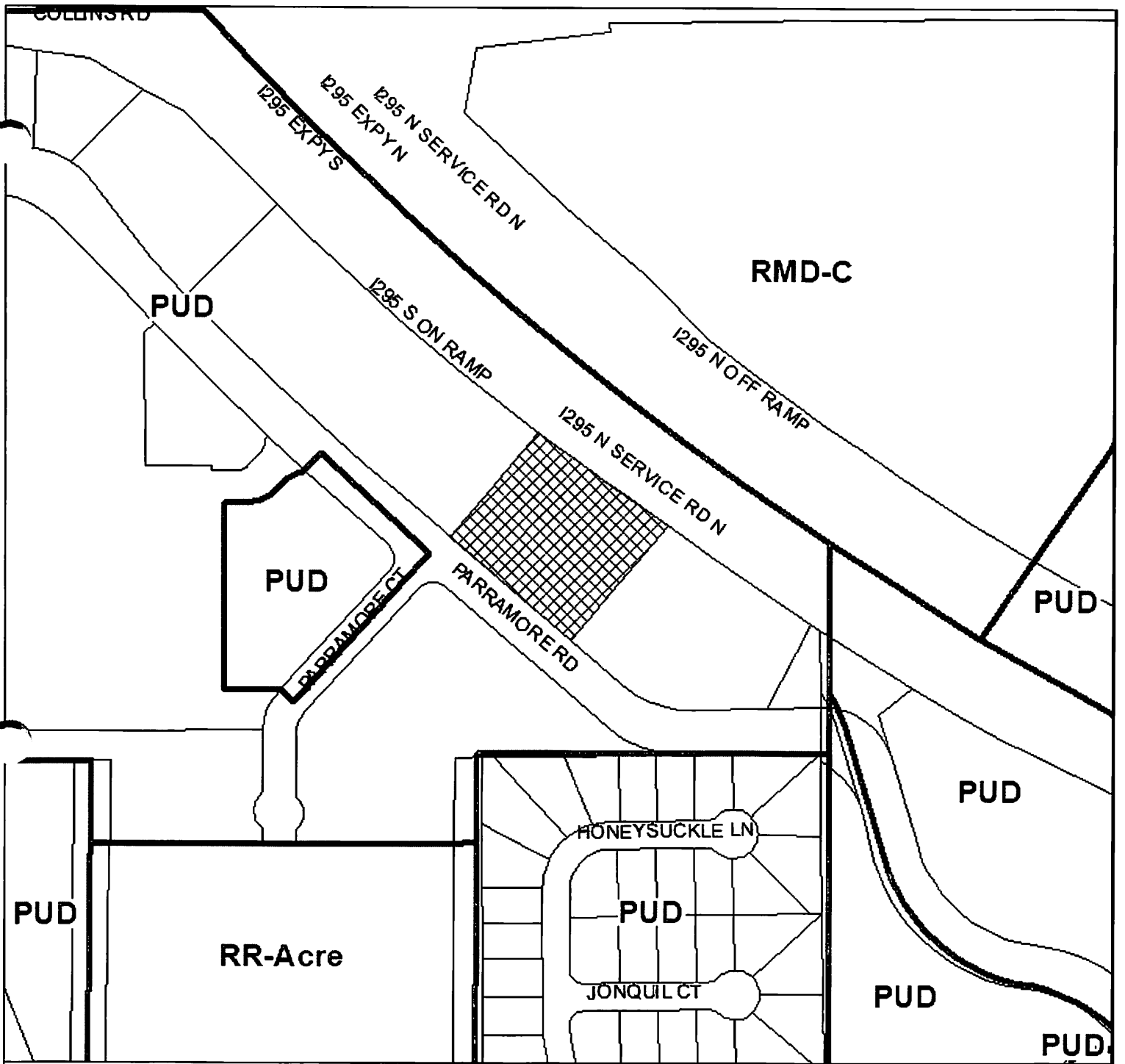
Agreed to and submitted

**Filing Fee Information**

- 1) Rezoning Application's General Base Fee: \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof  
1.79 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee  
14 Notifications @ \$7.00 /each: \$98.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,387.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**



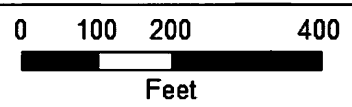
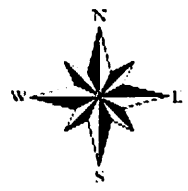
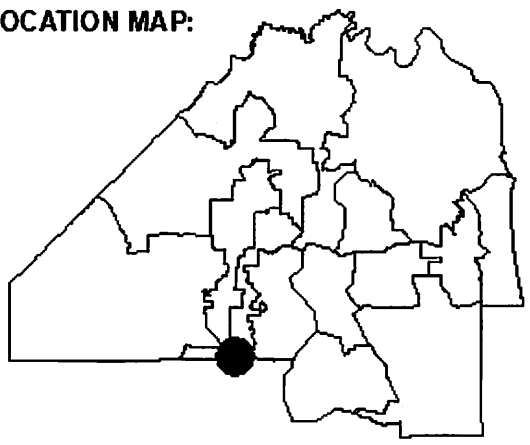


**REQUEST SOUGHT:**

**FROM: PUD**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**14**

**TRACKING NUMBER**

**T-2022-4502**

**EXHIBIT 2  
PAGE 1 OF 1**

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**September 8, 2022**

THAT PART OF TRACT B, COLLINS TOWN CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 5, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT B; THENCE S89°16'11"W, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT B, A DISTANCE OF 247.86 FEET; THENCE, CONTINUING ALONG SAID SOUTHWESTERLY LINE, 143.94 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AND CENTRAL ANGLE OF 41°14'13" (CHORD BEARING N70°06'42"W, A DISTANCE OF 140.86 FEET); THENCE N49°29'36"W, CONTINUING ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 123.51 FEET TO THE POINT OF BEGINNING; THENCE N49°29'36"W, CONTINUING ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 290.07 FEET; THENCE N40°30'25"E, A DISTANCE OF 255.77 FEET TO THE NORTHEASTERLY LINE OF SAID TRACT B; THENCE, ALONG SAID NORTHEASTERLY LINE, 220.86 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 4,022.49 FEET AND CENTRAL ANGLE OF 03°08'45" (CHORD BEARING S54°49'15"E, A DISTANCE OF 220.83 FEET); THENCE 70.38 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5,879.57 FEET AND CENTRAL ANGLE OF 00°41'09" (CHORD BEARING S53°39'42"E, A DISTANCE OF 70.38 FEET); THENCE, S40°30'24"W, A DISTANCE OF 281.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 77,838 SQUARE FEET OR 1.787 ACRES, MORE OR LESS.

**PUD WRITTEN DESCRIPTION  
 COLLINS TOWN CENTER STORAGE PUD  
 September 21, 2022**

**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 1.79 acres of property to allow for a self-storage facility on a portion of the property located at 0 Parramore Road (RE# 016518 0329) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan herewith. The Property is located within the CGC land use category, the Suburban Development Area, and is zoned PUD pursuant to Ordinance 2008-778 (the “Existing PUD”).

This PUD amends the Existing PUD to include personal self-storage facilities as a permitted use and adopts site specific provisions tailored to the development of such facilities. Consistent with the proposed self-storage use, the surrounding parcels are all located within the CGC land use and zoned within the Existing PUD or PUD 2019-315, which likewise adopted the Existing PUD and permits personal property storage facilities. The parcel subject to PUD 2019-315 was subsequently acquired by Costco Wholesale Corporation. The surrounding uses are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	CGC	PUD (2008-778)	Comfort Inn & Suites Hotel
East	CGC	PUD (2008-778)	I-295
South	CGC	PUD (2008-778)	Ascension St. Vincent’s
West	CGC	PUD (2008-778 & 2019-315)	Costco

- B. Project name: Collins Town Center Storage PUD.
- C. Project engineer: Matthews Design Group.
- D. Project developer: Nouveau Management Group, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC.
- G. Current zoning district: PUD (Ordinance 2008-778).
- H. Requested zoning district: PUD.
- I. Real estate number: 016518 0329.

## **II. QUANTITATIVE DATA**

- A. Total acreage: 1.79 acres.
- B. Total amount of non-residential floor area: 150,000 square feet.

## **III. STATEMENTS**

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

This PUD adopts the Existing PUD provisions with the following exceptions:

- 1. Personal property storage facilities are a permitted use, which are exempt from the Part 4 supplemental criteria provided that the facility is in the form of a vertically integrated facility.
  - 2. Maximum height has been reduced to sixty (60) feet.
  - 3. Parking for self-storage facilities shall be a minimum of one (1) parking space per six thousand (6,000) square feet of gross floor area.
  - 4. Loading for self-storage facilities shall be a minimum of one (1) loading space per sixty-five thousand (65,000) square feet of gross floor area.
- 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.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

## **IV. USES AND RESTRICTIONS**

- A. Permitted Uses:

- 1. Permitted uses shall be as provided in Section 2.3 of the Existing PUD with the following addition:
  - a. Personal property storage facilities, which shall be exempt from the supplemental requirements of Part 4 provided that the facility is in the form of a vertically integrated storage facility.
- B. Permitted accessory uses and structures shall be as provided in Part IV of the Existing PUD.

C. Restrictions on permitted uses shall be as provided in Part V of the Existing PUD.

## V. DESIGN GUIDELINES

### A. Lot Requirements:

1. Minimum lot width and area: None.
2. Maximum lot coverage by all buildings. None.
3. Minimum yard requirements.
  - a. Front – Twenty (20) feet.
  - b. Side – Zero (0) feet.
  - c. Rear – Zero (0) feet.
4. Maximum height of structures:
  - a. Sixty (60) feet, subject to the following qualifications:
    - i. The maximum height limit does not apply to spires, significant entrance features, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy; provided, however, that notwithstanding the permitted maximum height limitation, no structure (including appurtenances and structures normally erected above roof level) shall be erected to a height above adjacent ground level exceeding the most restrictive of the following:
      - (1) The height zones established for airport zones and airspace height limitations.
      - (2) Elevations prescribed by the Federal Aviation Administration (“FAA”), unless the FAA has issued a determination of no hazard to air navigation on the structure.

### B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking for personal property storage facilities shall be at a minimum of one (1) parking space per six thousand (6,000) of gross floor area. Loading for personal property storage facilities shall provide a minimum of one (1) loading space for every sixty-five thousand (65,000) feet of gross floor area. All other uses shall have parking pursuant to Section 3.3 of the Existing PUD.

2. *Vehicular Access.* Vehicular access to the Property shall be by way of Parramore Road, substantially as shown on the Site Plan.
  3. *Pedestrian Access.* As required by City regulations.
- C. Signs: Signs shall be consistent with the signage requirements in section 3.4 of the Existing PUD.
- D. Landscaping: Landscaping shall be provided pursuant to the Existing PUD.
- E. Recreation and Open Space: Any Recreation and Open Space provided shall count towards the minimum of five (5) acres of open space as outlined in the Existing PUD.
- F. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- G. Wetlands: 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**

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2030 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2030 Comprehensive Plan and specifically contributes to:

### *Future Land Use Element*

1. 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.
2. Policy 1.1.8 - 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.

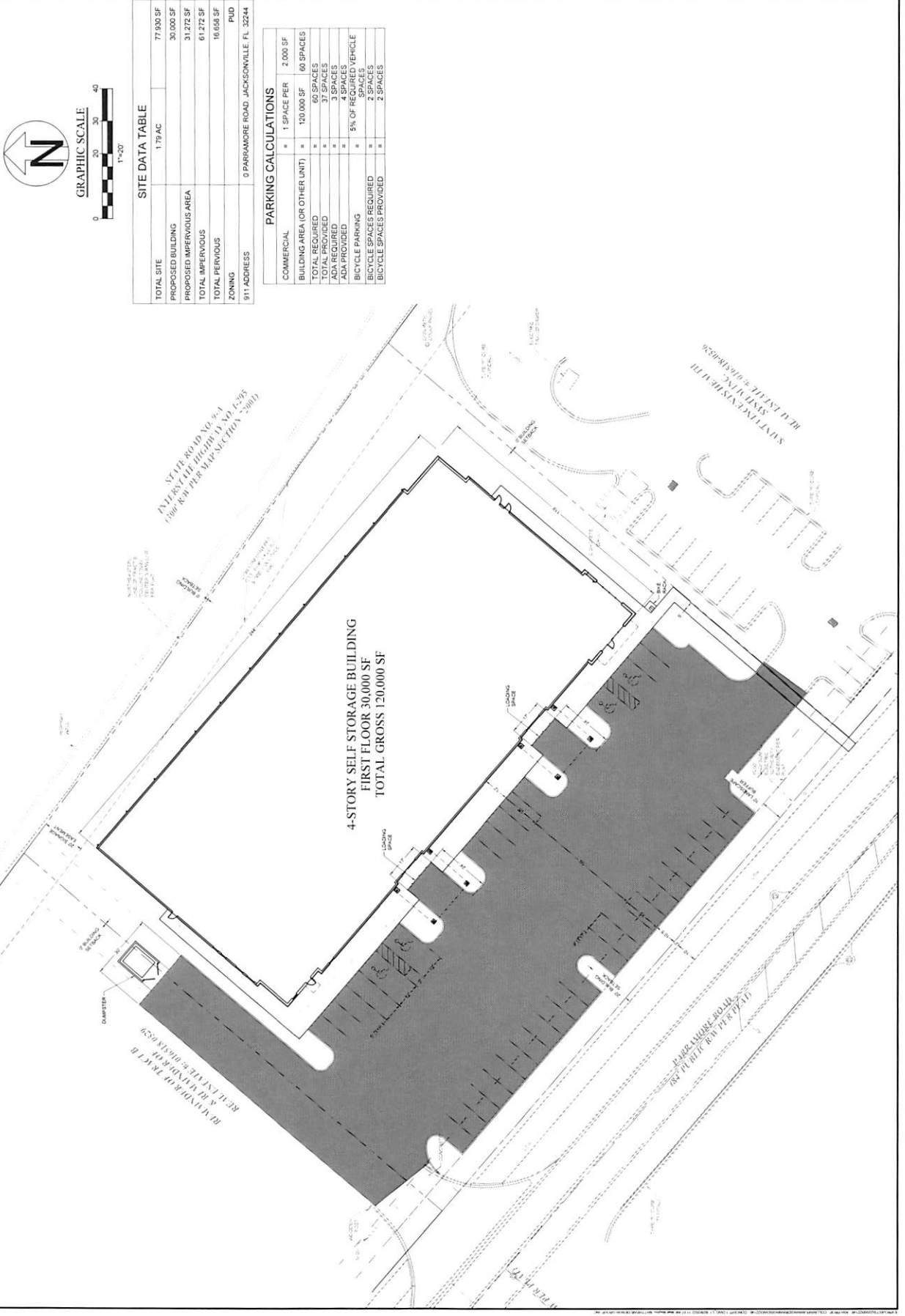
3. Policy 1.1.10 - Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
4. Policy 1.1.12 - Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
5. Policy 1.1.16 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
  - (1) Creation of like uses;
  - (2) Creation of complementary uses;
  - (3) Enhancement of transportation connections;
  - (4) Use of noise, odor, vibration and visual/ aesthetic controls; and/or
  - (5) Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
8. 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.
9. Objective 6.3 - The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

- B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. Allocation of residential land use.**
- A vertically integrated personal property self-storage facility is proposed for the Property.
- D. Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Parramore Road. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The Property is bounded on all sides by land located within the CGC land use category and is part of a larger commercial PUD which contemplates a multitude of consistent and compatible uses. The proposed self-storage use will provide a much needed service to the surrounding single family subdivisions to the east and south of the Property.
- F. Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2030 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit E.
- G. Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. Off-Street parking including loading and unloading areas.** The proposed PUD requires a minimum of one (1) space per six thousand (6,000) square feet of gross floor area for self-storage facilities and will be consistent with the requirements of the Existing PUD for all other uses.
- J. Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.



REVISIONS	DESCRIPTION	DATE

NO.	DATE	BY	CHKD.
22146			

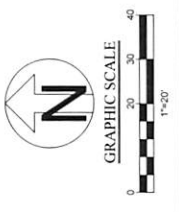


**SITE DATA TABLE**

TOTAL SITE	1.79 AC	77,900 SF
PROPOSED BUILDING		30,000 SF
PROPOSED IMPERVIOUS AREA		31,272 SF
TOTAL IMPERVIOUS		61,272 SF
TOTAL PERVIOUS		16,658 SF
ZONING		
911 ADDRESS	0 PARRAMORE ROAD, JACKSONVILLE, FL 32244	

**PARKING CALCULATIONS**

COMMERCIAL	1 SPACE PER	2,000 SF
BUILDING AREA (OR OTHER UNIT)	120,000 SF	60 SPACES
TOTAL REQUIRED	60 SPACES	
TOTAL PROVIDED	37 SPACES	
ADA PROVIDED	3 SPACES	
ADA REQUIRED	2 SPACES	
BICYCLE PARKING	5% OF REQUIRED VEHICLE SPACES	2 SPACES
BICYCLE SPACES REQUIRED	2 SPACES	
BICYCLE SPACES PROVIDED	2 SPACES	



**EXHIBIT F**

**Land Use Table**

Total gross acreage	<u>1.79</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Commercial	<u>1.79</u> Acres	<u>100</u> %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	_____ Acres	_____ %
Public and private right-of-way	_____ Acres	_____ %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.

**EXHIBIT H**  
**Aerial Photograph**

