

Written Description
Atlantic Coast Marine
December 9, 2020

I. PROJECT DESCRIPTION

- A. The site is located at 13748 Atlantic Blvd. between Sunnyside Ave. and Riverview Drive. It is approximately 1.95+/- acres in size.
- B. Project Architect/Planner: Josh Dixon, Scherer Construction
- C. Project Engineer: Ed Tully
- D. Project Developer: Atlantic Coast Marine c/o Carl & Brett Cannon
- E. Current Land Use Category: CGC
- F. Current Zoning District: CCG-1 and PUD 2006-911 and 2009-249
- G. Requested Land Use Category: n/a
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 167170-0000, 167171-0000, 167172-0000, 167174-0000,
167174-0010, 167175-0000, 167176-0000, 167176-0110 and
167179-0010
This PUD will amend, restate and supersede the two existing PUD's, 2006-911 and 2009-249.

II. QUANTITATIVE DATA

Total Gross Acreage	1.95 acres +/-	100 %
Amount of each different land use by acreage		
Single Family	0 acres	0 %
Total number of units	0 d.u.	
Multiple Family	0 acres	0 %
Total number of units	0 d.u.	
Commercial	1.95 acres +/-	70 %
Industrial	0 acres	0 %
Other land use	0 acres	0 %

Total amount of non-residential floor area	0 acres	0 %
Active recreation and/or open space	n/a acres	n/a %
Passive open space, wetlands, ponds	0.39 acres	20 %
Public and private right-of-way	0 acres	0 %
Maximum coverage of buildings and structures	0.59 acres	30 %

III. STATEMENTS

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

The PUD differs from the usual application of the Zoning Code in that it binds the applicant and successors to the PUD Written Description and Site Plan and by eliminating offensive or noxious uses that would negatively affect the surrounding area. In addition, the proposed PUD provides for flexibility in sight design that could otherwise not be accomplished through a conventional zoning and combines two Planned Unit Developments (2006-911 and 2009-249) and adds two small parcels to the northeast.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated, or maintained by the City.

The property owner will maintain all areas and functions of the property.

C. Justification for the rezoning:

This PUD allows for the expansion of commercial uses from the owner's property to utilize adjacent property which has been acquired since the current PUD was established (PUD 2006-911 to the southwest and two small parcels to the east). It is consistent with the intent and purpose of the CGC land use category and the 2030 Comprehensive Plan.

Is consistent with FLUE Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Is consistent with 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 for this element and all applicable local, regional, State and federal regulations.

Is consistent with FLUE Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

Is consistent with 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.

D. Phase schedule of construction (include initiation dates and completion dates):

This project may be developed in Phases, initiation, and completion dates to be determined.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

(1) Commercial retail sales and service establishments

(2) Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, boat trailers and related boating and fishing merchandise and automotive vehicle parts.

(3) Service stations, boatyards, auto laundry, mobile car detailing services, major automotive and boat repair including the repair and installation of motors, transmissions, repair of body parts, painting and upholstery work, and the rigging of boats, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, and similar uses.

(4) All types of professional and business offices.

(5) Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.

(6) Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.

(7) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.

(8) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.

(9) Retail outlets for the sale of wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture, and similar uses.

(10) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

- (12) Churches, including a rectory or similar use.
- (11) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- (12) Vocational, trade or business schools and similar uses.
- (13) Fruit, vegetable, poultry, or fish markets.
- (14) Hotels and motels.
- (15) Banks, including drive thru tellers, saving and loan institutions, and similar uses.
- (16) Express or parcel delivery service offices and similar uses (but not freight or truck terminals).
- (17) 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.

B. Permissible Uses by Exception:

- (1) Residential treatment facilities and emergency shelters.
- (2) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer, or wine for on-premises consumption.
- (3) Service and repair of general appliances and small engines.
- (4) Schools meeting the performance standards and development criteria set forth in Part 4.
- (5) Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
- (6) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures:

- 1. Accessory Uses and Structures are permitted as provided in section 656.403 of the zoning code.

V. DESIGN GUIDELINES

A. Lot Requirements :

- (1) Minimum lot requirements (width and area): None, except as otherwise required for certain uses
- (2) Maximum lot coverage by all buildings: None, except as otherwise required for certain uses
- (3) Minimum yard requirements:
 - (i) Front- None

- (ii) Side- None
- (iii) Rear- Ten

(4) Maximum height of structures: 60 feet

B. Special Design Criteria :

(1) All repairs and body work shall be conducted within a completely enclosed building.

C. Ingress , Egress and Circulation:

(1) *Parking Requirements.*

a. The parking requirements for this development shall be consistent with Part 6 of the Zoning Code.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way Atlantic Blvd., Riverview Drive, and Sunnyside Ave. as shown in the Site Plan.

(3) *Pedestrian Access.*

a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

D. Signs:

This development will be consistent with Part 13 Sign Regulations of the Zoning Code for CCG, CCBD and CR Zoning districts.

E. Landscaping:

This development will be consistent with Part 12 Landscaping Requirements.

F. Recreation and Open Space:

This PUD is a commercial use and does not require recreation space.

G. Utilities:

Water will be provided by: JEA

Sanitary sewer will be provided by: JEA

H. Wetlands:

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

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

VII. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan: According to the Future Land Use Map series (FLUMS) of the 2030 Comprehensive Plan, the proposed designated Land Use is Community/General Commercial (CGC) which allows for the uses requested in the subject PUD.
- B. Consistency with the Concurrency and Mobility Management System: The PUD will satisfy all concurrency requirements as required by the City of Jacksonville Concurrency Management System Office.
- C. Allocation of Residential Land Use: There is no residential component to this PUD.
- D. Internal Compatibility/Vehicular Access: Vehicular access will be from Atlantic Blvd., Riverview Drive, and Sunnyside Ave. as shown in the Site Plan.
- E. External Compatibility/Intensity of Development: The proposed use is compatible with the surrounding uses.
- F. Recreation/Open Space: This PUD is a commercial use and does not have a Recreation/Open Space requirement.
- G. Impact on Wetlands: The Property will be developed in accordance with the permit requirements of the local, state, and federal agencies with jurisdiction.
- H. Listed Species Regulations: The Subject Property contains less than 50 acres and a listed species survey is not required.
- I. Off Street Parking and Loading Requirements: Parking will be provided as required by Part 6 of the Zoning Code.
- J. Sidewalks, Trails and Bikeways: Sidewalks, Trails and Bikeways shall be provided as required in the Comprehensive Plan.
- K. Stormwater Retention: Stormwater Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction.
- L. Utilities: The Jacksonville Electric Authority will provide all utilities.