

# 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

May 5, 2022

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2022-249**                      **Application for: 103<sup>rd</sup> Street Self Storage PUD**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond 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 with Condition**

Planning Commission Recommendation:                            **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated October 27, 2021.
2. The original written description dated November 30, 2022.
3. The original site plan dated September 24, 2021.

Recommended Planning Commission Conditions to the Ordinance:

**Planning Commission conditions: None**

**Planning Department conditions:**

1. Deviation from bicycle parking standards is denied. Bicycle parking shall meet the criteria listed in Part 6 of the Zoning Code.

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

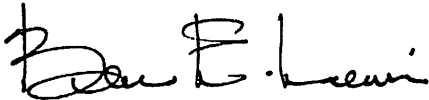
Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:                      6-0

David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	Aye
Jason Porter	Absent

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 2022-0249 TO****PLANNED UNIT DEVELOPMENT****MAY 5, 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 2022-0249 to Planned Unit Development.

***Location:*** 0 103<sup>rd</sup> Street between Connie Jean Road and Magnolia Valley Drive

***Real Estate Number(s):*** 012969-0000

***Current Zoning District(s):*** Commercial Community General-1 (CCG-1)  
Commercial Office (CO)  
Planned Unit Development (PUD)

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

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

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

***Applicant/Agent:*** Cyndy Trimmer, Esq.  
Driver, McAfee, Hawthorne, and Diebenow, PLLC  
1 Independent Drive, Suite 1200  
Jacksonville Florida 32202

***Owner:*** 103<sup>rd</sup> Street Storage, LLC  
142 Hawley Street, Unit 5  
Grayslake, Illinois 60030

***Staff Recommendation:*** **APPROVE with CONDITION**

**GENERAL INFORMATION**

Application for Planned Unit Development 2022-194 seeks to rezone approximately 4.25 acres of land from Commercial Community General-1 (CCG-1) and Commercial Office (CO) and Planned Unit Development (PUD) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for a Vertically Integrated indoor Self Storage Facility with outdoor storage of Boats, RV's and Trailers.

### **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 request is to amend the zoning district from CCG-1, CO and PUD to PUD in order to allow for the development of the property for a self-storage facility, including indoor and outdoor storage. The 3.94 acre subject property is located on the north side of 103rd Street, a minor arterial roadway, between Connie Jean Road and Magnolia Valley Drive.

The site is located within the Community/General Commercial (CGC) land use category, within the Suburban Development Area. Uses permitted within the CGC land use category include but are not limited to commercial retail sales and service establishments, hotels and motels, offices, and auto repair and sales. The PUD proposes climate-controlled self-storage facility with drive up units to the rear of the facility. The site would also provide outdoor space for the storage of boats, RVs and other items needing outdoor storage. The proposed use and the allowed uses within the written description of the PUD are consistent with the CGC land use category.

***(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:**

**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.

**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.

**Policy 3.2.1** The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

**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.

*(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.

*(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): 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.

*(3) Allocation of residential land use*

This proposed Planned Unit Development does not include any residential development.

*(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 streetscape: The proposed site plan shows the driveway and parking isles bordering the proposed structure on the western and northern portions of the subject site. The proposed project will have a singular entrance point on 103<sup>rd</sup> Street.
- The use and variety of building setback lines, separations, and buffering: The proposed project will have at its smallest an 11 foot setback with the eastern portion of the proposed structure. The setbacks are large compared to the standard setbacks found in Zoning Categories that fit the CGC Land Use Classification.

- The separation and buffering of vehicular use areas and sections of vehicular use areas: The appropriate landscape buffers are shown between the vehicle use areas and the neighboring sites.

***(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 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	LDR	PUD	Single family dwelling
South	ROAD	PBF-1	Go Cart Track
East	MDR /CGC	CCG-1 / RMD-A	Warehouse
West	CGC	CCG-1/CO/PUD	Utility / Vacant Commercial

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

The proposed development is consistent with the Community General Commercial (CGC) functional land use category as a multi-family development. The PUD is appropriate at this location because it will provide alternative housing options for the area.

- The availability and location of utility services and public facilities and services: JEA indicates there are existing water and sewer mains with the 103<sup>rd</sup> Street right of way.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The City Traffic Engineer has the following comments:
  - 103<sup>rd</sup> Street is an FDOT right of way. Permitting for access will be through FDOT.

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

No open space is required as the proposed project is strictly a commercial development.

***(8) Impact on wetlands***

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city’s geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed

amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

The development will be required to comply with all permitting requirements for any areas affected by the potential 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.***

The subject site will be developed with 11 parking spaces, and four loading spaces which is consistent with other new self-storage facilities that have been developed within the City. The PUD seeks to deviate from the standard bike parking requirements of Part 6 of the Zoning Code. The Transportation Division has reviewed the Bicycle Deviation and provided the following comments:

*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 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.*

***(11) Sidewalks, trails, and bikeways***

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on April 21, 2022, the required 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 2022-0249 be **APPROVED with the following exhibits:**

1. The original legal description dated October 27, 2021.
2. The original written description dated November 30, 2022.
3. The original site plan dated September 24, 2021.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2022-294 be **APPROVED with CONDITION:**

- 1.) **Deviation from bicycle parking standards is denied. Bicycle parking shall meet the criteria listed in Part 6 of the Zoning Code.**





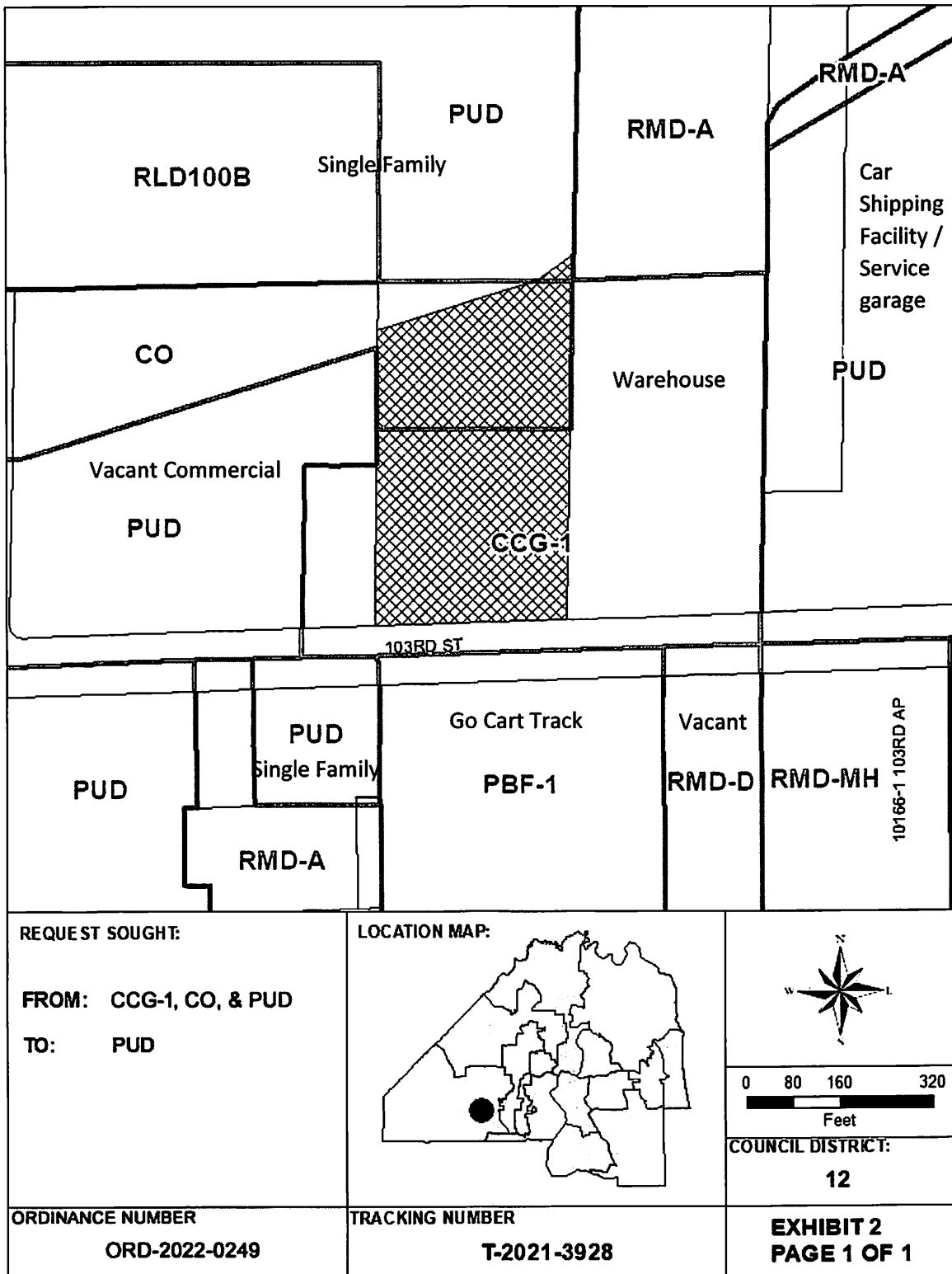
Aerial view of subject property



View of the subject site



View of the neighboring Go Cart Track Across 103<sup>rd</sup> Street



Legal Map

# Application For Rezoning To PUD

## Planning and Development Department Info

**Ordinance #** 2022-0249 **Staff Sign-Off/Date** CMC / 03/10/2022

**Filing Date** 04/01/2022 **Number of Signs to Post** 2

### Hearing Dates:

**1st City Council** 05/10/2022 **Planning Commission** 05/05/2022

**Land Use & Zoning** 05/17/2022 **2nd City Council** 05/24/2022

**Neighborhood Association** ARGYLE AREA CIVIC COUNCIL; BENT CREEK HOA; MAGNOLIA GLYNN SUBDIVISION; WEST JAX CIVIC ASSOCIATION; WORD UP WALLS DOWN CHRISTIAN

**Neighborhood Action Plan/Corridor Study** N/A

## Application Info

**Tracking #** 3928

**Application Status** FILED COMPLETE

**Date Started** 11/30/2021

**Date Submitted** 11/30/2021

## General Information On Applicant

Last Name	First Name	Middle Name
TRIMMER	CYNDY	

### Company Name

DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC

### Mailing Address

1 INDEPENDENT DRIVE, SUITE 1200

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
9048070185	904	CKT@DRIVERMCAFEE.COM

## General Information On Owner(s)

### Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
N/A	N/A	

### Company/Trust Name

103RD STREET STORAGE, LLC

### Mailing Address

142 HAWLEY STREET., UNIT 5

City	State	Zip Code
GRAYSLAKE	IL	60030

Phone	Fax	Email

## Property Information

### Previous Zoning Application Filed For Site?

**If Yes, State Application No(s)** AD-21-73

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 012969 0000	12	4	CCG-1,CO,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) 4.25**

**Development Number**

**Proposed PUD Name 103RD STREET PUD**

**Justification For Rezoning Application**

APPLICANT SEEKS TO DEVELOP A VERTICALLY INTEGRATED, CLIMATE-CONTROLLED SELF-STORAGE FACILITY WITH DRIVE-UP UNITS TO THE REAR OF THE FACILITY. APPLICANT ALSO SEEKS TO PROVIDE OUTDOOR SPACE FOR THE STORAGE OF BOATS, RVS, AND OTHER ITEMS NEEDING OUTDOOR STORAGE. THIS PUD IS FILED TO PERMIT SUCH USES UNDER A COHESIVE ZONING SCHEME AND TO PROVIDE DESIGN GUIDELINES TAILORED TO THE PROJECT.

**Location Of Property**

**General Location**

NORTH OF 103RD STREET AND EAST OF MAGNOLIA VALLEY DR

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
0	103RD ST	32210

**Between Streets**

CONNIE JEAN ROAD and MAGNOLIA VALLEY DRIVE

**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**  
4.25 Acres @ \$10.00 /acre: \$50.00
- 3) Plus Notification Costs Per Addressee**  
11 Notifications @ \$7.00 /each: \$77.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,396.00

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

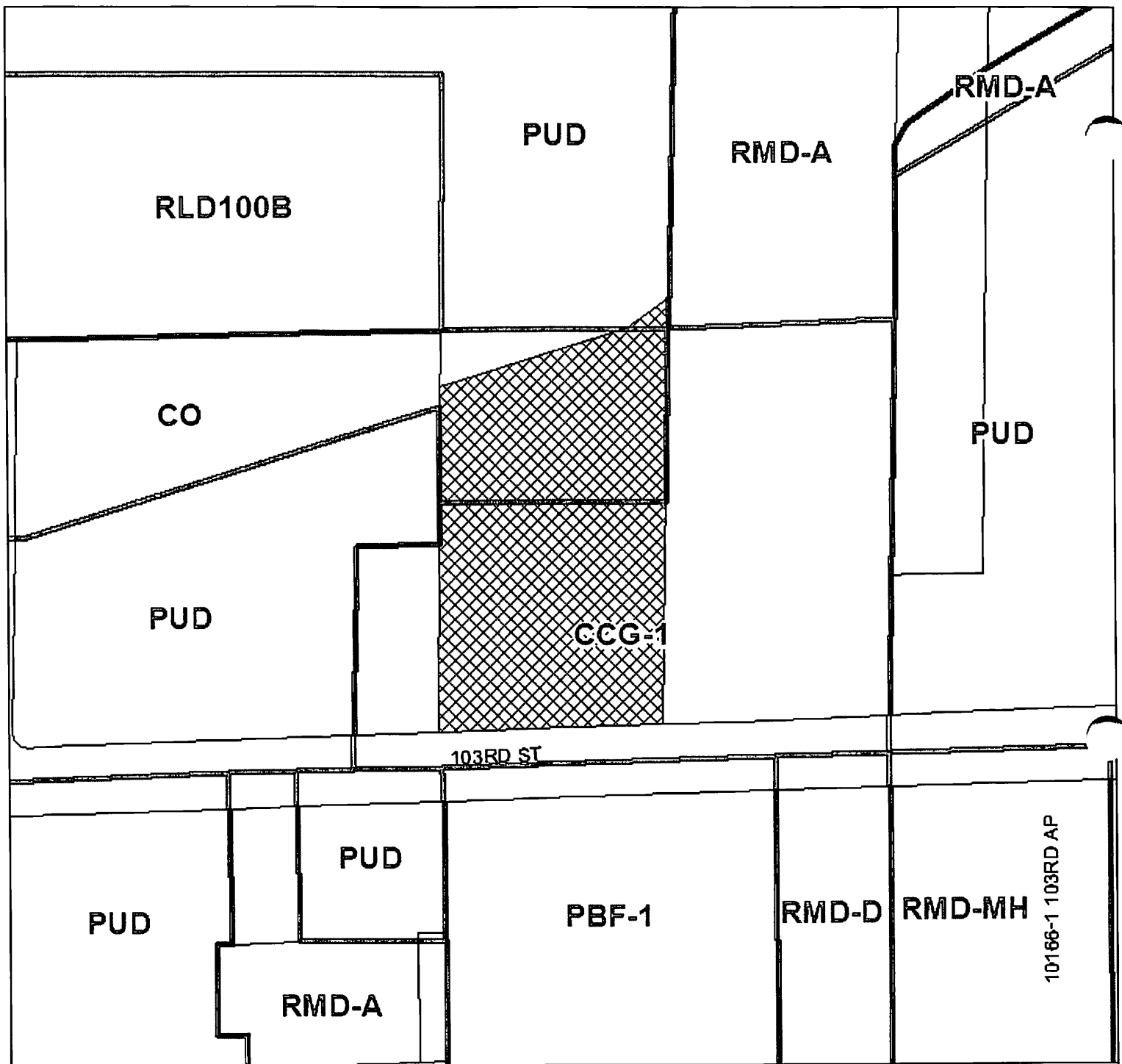
**EXHIBIT 1**

**LEGAL DESCRIPTION**

**OCTOBER 27, 2021**

That portion of Tract 11, Block 3, Section 8, Township 3 South, Range 25 East, JACKSONVILLE HEIGHTS, as recorded in Plat Book 5, Page 93, of the Current Public Records of Duval County, Florida lying Southerly of a D.O.T. drainage easement, Project No. 722 3511 (A 65 foot easement as now established) and less and except any portion of said Track 11 now lying within the right-of-way of 103rd Street and all being more particularly described as follows:

Begin at the intersection of the Northerly right-of-way of 103rd Street (a 100 foot right-of-way as now established) with the Westerly line of said Tract 11; thence North 01 degrees 07 minutes 59 seconds East, departing said Northerly right-of-way line and along said Westerly line of Tract 11, a distance of 473.42 feet to a point situate in the Southeasterly line of said 65 foot D.O.T. drainage easement; thence North 73 degrees 03 minutes 46 seconds East, departing said Westerly line of Tract 11 and along said Southeasterly line of 65 foot drainage easement, a distance of 308.24 feet; thence continue along said Southeasterly line, North 52 degrees 09 minutes 46 seconds East, a distance of 47.85 feet to a point situate on the line dividing Tract 11 and Tract 12; thence South 01 degrees 08 minutes 05 seconds West, departing said Southeasterly line and along said dividing line a distance of 581.51 feet to a point situate in said Northerly right-of-way line of 103rd Street; thence South 88 degrees 04 minutes 42 seconds West along said Northerly right-of-way line, a distance of 330.69 feet of the POINT OF BEGINNING.

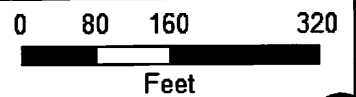
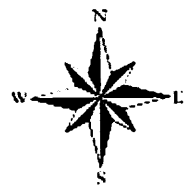
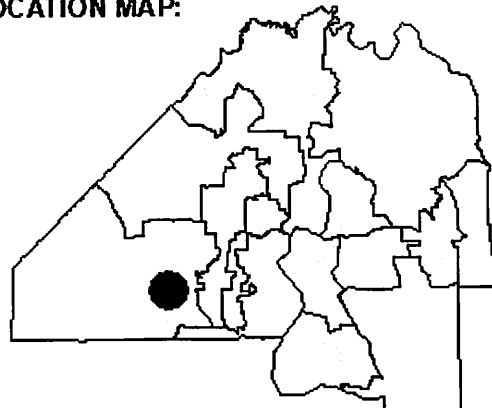


**REQUEST SOUGHT:**

**FROM: CCG-1 & CO**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**12**

**TRACKING NUMBER**

**T-2021-3928**

**EXHIBIT 2  
PAGE 1 OF 1**



## PUD WRITTEN DESCRIPTION

### 103rd Street PUD

November 30, 2021

#### 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 3.94 acres of property located at 0 103rd Street (RE# 012969 0000) as more particularly described in Exhibit 1 (the "Property") from CCG-1, CO and PUD to PUD to facilitate re-use of the Property, including providing indoor and outdoor storage.

Applicant seeks to develop a vertically integrated, climate-controlled self-storage facility with drive-up units to the rear of the facility. Applicant also seeks to provide outdoor space for the storage of boats, RVs, and other items needing outdoor storage. This PUD is filed to permit such uses under a cohesive zoning scheme and to provide design guidelines tailored to the project.

The Property is located along the 103rd Street corridor, which features various commercial, public facility and residential uses. Specifically, the surrounding area includes the following:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Uses</i>
North	LDR, MDR	PUD (1987-871), RLD 100B, RMD-A	Single family residential, vacant
East	CGC	CGC-1, PUD (2014-533)	Hull's Environmental services, outdoor storage of vehicles, including tractor trailers
South	CGC, ROS, MDR	PBF-1, PUD (2002-783), RMD-MH	103rd Street Sports Complex (racetrack), mobile home park, single family residential
West	CGC	CCG-1, CO, PUD (2010-690)	Comcast cable service station, vacant, Family Dollar

- B. Project name: 103rd Street PUD.
- C. Project engineer: Kimley-Horn.
- D. Project developer: 103rd Street Storage, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC.
- G. Current zoning district: CCG-1/CO/PUD.
- H. Requested zoning district: PUD.

I. Real estate numbers: 012969 0000.

## II. QUANTITATIVE DATA

A. Total acreage: 3.94 acres.

B. Total amount of non-residential floor area: 68,000 square feet.

## III. STATEMENTS

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

The proposed PUD adopts CCG-1 uses and design guidelines with the following exceptions:

1. Personal property storage facilities including outdoor storage of items such as boats and recreational vehicles is permitted on the entire site and exempted from the supplemental criteria set forth in Part 4 under certain circumstances.
2. Parking, bicycle and loading spaces are reduced to meet the anticipated needs of the project.

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

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

## IV. USES AND RESTRICTIONS

A. Permitted uses:

1. Personal property storage establishments including outdoor storage of items such as boats and recreational vehicles. Such facilities shall be exempt from the requirements of Part 4 provided that the use abutting 103<sup>rd</sup> Street is in the form of a vertically integrated storage facility and any drive-up units or outdoor storage areas are located internal to the site beside or behind such building.
2. Commercial retail sales and service establishments.
3. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
4. 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.
5. Hotels and motels.
6. 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.

7. Art galleries, museums, community centers, dance, art or music studios.
8. Vocational, trade or business schools and similar uses.
9. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
10. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
11. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
12. 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.
13. 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.
14. Express or parcel delivery offices and similar uses (but not freight or truck terminals).
15. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
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.
17. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
18. Churches, including a rectory or similar use.
19. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
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.
21. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.

22. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
  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.
  24. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
  25. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
- B. Permitted accessory uses and structures:
1. As permitted pursuant to Section 656.403.
- C. Permissible uses by exception:
1. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
  2. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
  3. Residential treatment facilities and emergency shelters.
  4. Multi-family residential integrated with a permitted use.
  5. Crematories.
  6. Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
  7. Auto laundry or manual car wash.
  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).
  9. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
  10. Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
  11. Blood donor stations, plasma centers and similar uses.
  12. Private clubs.
  13. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
  14. Billiard parlors.
  15. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).

16. Schools meeting the performance standards and development criteria set forth in Part 4.
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.
18. Nightclubs.
19. Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
20. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
21. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
22. Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

## **V. DESIGN GUIDELINES**

### **A. Lot requirements:**

1. Minimum lot area: None, except as otherwise required for certain uses.
2. Minimum lot width: None, except as otherwise required for certain uses.
3. Maximum lot coverage by all buildings: None, except as otherwise required for certain uses.
4. Minimum front building setback: None.
5. Minimum side building setback: None.
6. Minimum rear building setback: Ten (10) feet.
7. Maximum height of structures: Sixty (60) feet.

### **B. Ingress, egress and circulation:**

1. Parking requirements: The proposed personal property storage facility conceptually depicted on the attached Site Plan shall provide a minimum of eleven (11) parking spaces, two (2) bicycle parking spaces, and four (4) loading spaces. All other uses shall comply with Part 6 of the Zoning Code.
2. Vehicular access: Vehicular access to the Property shall be by way of 103rd Street substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
3. Pedestrian access: As required by the 2030 Comprehensive Plan Code.

### **C. Signs: Signage shall comply with the provisions of Part 13 applicable to a CCG-1 zoning district.**

- D. Landscaping: Landscaping will be provided as required by Part 12 of the Zoning Code; provided, however, that no interior landscaping shall be required for any outdoor storage areas associated with the proposed personal property storage facility.
- E. Lighting: Project lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the project. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.
- F. Recreation and open space: To be provided as required by the 2030 Comprehensive Plan.
- G. Utilities: Essential services including gas, telephone, water, sewer, cable, and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer, and electric will be provided by JEA.
- H. Wetlands: Any development which would impact wetlands will be permitted in accordance with local, state, and federal requirements.

**VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The project will be beneficial to the surrounding neighborhood and community, meeting the following zoning and land use initiatives:

- A. Is more efficient than would be possible through strict application of the Zoning Code:  

The project obtains more efficient land use than would be possible through the strict application of the Zoning Code. The PUD allows for the development of a personal property storage facility featuring a diverse array of storage offerings that are internally consistent and compatible and adopts additional criteria to ensure external consistency and compatibility.
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:  

The project is compatible with the surrounding land uses and will improve the characteristics of the surrounding area. The PUD is consistent and compatible with the commercial land uses surrounding the Property, including the outdoor storage facilities to the east. The mix of uses allowed under the PUD maintain the commercial character of the Property and provide convenient self storage options to the residents and businesses in the area.
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan:

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
3. Policy 1.1.9 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
4. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
5. Policy 1.1.24 of the Future Land Use Element of the 2030 Comprehensive Plan – The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.
6. Objective 3.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City’s residential areas.
7. Policy 3.2.7 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall implement the locational criteria for this element for commercial and

industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

8. Objective 6.3 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.

## VII. PUD REVIEW CRITERIA

- A. **Consistency with the Comprehensive Plan:** The uses proposed herein are consistent with the CGC land use category of the 2030 Comprehensive Plan.
- B. **Consistency with the Concurrency Management System:** The project will comply with the Concurrency and Mobility Management System applicable to the Property.
- C. **Allocation of Residential Land Use:** The Property is consistent with land use allocations under the 2030 Comprehensive Plan.
- D. **Internal Compatibility:** The Property provides an integrated design and compatible uses within the Property. The PUD provides for the standard CCG-1 uses and allows complimentary storage options on the Property.
- E. **External Compatibility/Intensity of Development:** The project proposes uses and provides design mechanisms to ensure compatibility with the surrounding uses. The PUD is consistent and compatible with the commercial land uses surrounding the Property. The mix of uses allowed under the PUD maintain the commercial character of the Property and provide convenient self storage options to the residents and businesses in the area.
- F. **Maintenance of Common Areas and Infrastructure:** All areas will be maintained by Applicant.
- G. **Usable Open Spaces, Plazas, Recreation Areas:** The PUD is consistent with the 2030 Comprehensive Plan for the CGC land use category.
- H. **Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.
- I. **Listed Species Regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- J. **Parking Including Loading and Unloading Areas:** The PUD provides sufficient parking and loading spaces to meet the needs of the proposed use and otherwise adopts the provisions of Part 6 of the Zoning Code.
- K. **Storm Water Retention:** The project provides for adequate on-site retention.
- L. **Sidewalks, Trails, and Bikeways:** Pedestrian access shall comply with the 2030 Comprehensive Plan.





**EXHIBIT F**  
**Land Use Table**

Total gross acreage	<u>3.94</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	<u>0</u> Acres	<u>0</u> %
Total number of dwelling units	<u>0</u> D.U.	
Multiple family	<u>0</u> Acres	<u>0</u> %
Total number of dwelling units	<u>0</u> D.U.	
Commercial	<u>3.94</u> Acres	<u>100</u> %
Industrial	<u>      </u> Acres	<u>      </u> %
Other land use (Hospital and related uses)	<u>      </u> Acres	<u>      </u> %
Active recreation and/or open space	<u>      </u> Acres	<u>      </u> %
Passive open space	<u>      </u> Acres	<u>      </u> %
Public and private right-of-way	<u>      </u> Acres	<u>      </u> %

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.



## Availability Letter

Krista Burby

8/25/2021

Driver, McAfee, Hawthorne & Diebenow

One Independent Drive, Suite 1200

Jacksonville, Florida 32202

Project Name: 103rd Street Storage, LLC

Availability #: 2021-3831

Attn: Krista Burby

Thank you for your inquiry regarding the availability of Sewer, Water. The above referenced number 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 requested 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 requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. 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 (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

### **Main Extensions and/or 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 at:

[https://www.jea.com/engineering\\_and\\_construction/water\\_and\\_wastewater\\_development/reference\\_materials/](https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/)

### **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 at

Sincerely,

JEA Water, Sewer Reclaim  
Availability Request Team

Availability Number: 2021-3831

Request Received On: 8/20/2021

Availability Response: 8/25/2021

Prepared by: Susan West

Expiration Date: 08/25/2023

### Project Information

Name: 103rd Street Storage, LLC

Address: 0 103RD ST, JACKSONVILLE, FL 32210

County: Duval County

Type: Sewer,Water

Requested Flow: 3200

Parcel Number: 012969 0000

Location: Directly across 103rd street from 10244 103rd Street Jacksonville Florida 32210

Description: Development of vacant land to personal property storage facility. Facility will be approximately 64,000 square feet.

### Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16 inch water main along 103rd Street

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

### Sewer Connection

Sewer Grid: Southwest

Connection Point #1: Existing 16 inch force main along 103rd Street

Connection Point #2:

Sewer Special Conditions: 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.). Request a force main connection pressure letter through Step 2 of the SagesGov portal.

**Reclaimed Water  
Connection**

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: 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.

Point of connection location(s) to be field verified by developer during project design. If needed,  
General Conditions: a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

**Subsequent steps you need  
to take to get service:**