

**PUD WRITTEN DESCRIPTION**  
**8483 NEW KINGS PUD**  
**September 19, 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 5.09 acres of property to allow for self-storage facilities on the property located at 0 and 8483 New Kings Road (RE#s 040041 0000; 040044 0000) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. The Property is located within the CGC and LDR land use categories, the Urban Development Area, and is zoned CCG-2, CO, and RLD-60. The Property is within the King Soutel Crossing zoning overlay.

Applicant seeks to develop a climate-controlled self-storage facility with potential drive-up units and to provide outdoor space for the storage of boats, recreational vehicles, 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 New Kings Road corridor, which features a mix of truck storage and recreational vehicle parks. Specifically, the surrounding area includes the following:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	CGC/LDR	CCG-2/RLD-60	Truck storage
East	LDR	RLD-60	Vacant/Single-family
South	CGC/LDR	CCG-2/RLD-60	Truck Storage
West	CGC	CCG-2	New Kings Road/Church

- B. Project name: 8483 New Kings PUD.
- C. Project engineer: TOCOI Engineering, LLC.
- D. Project developer: Ziff Real Estate Partners LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC.
- G. Current zoning districts: CCG-2, CO, and RLD-60.
- H. Requested zoning district: PUD.
- I. Real estate numbers: 040041 0000 and 040044 0000.

## II. QUANTITATIVE DATA

- A. Total acreage: 5.09 acres
- B. Maximum amount of commercial gross floor area: 200,000 sf.

## III. STATEMENTS

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

This PUD adopts the applicable CCG-2 zoning provisions with the following exceptions:

- 1. Uses:
  - a. Personal property storage facilities including outdoor storage of items such as boats and recreational vehicles are permitted on the entire site and exempted from the supplemental criteria set forth in Part 4 under certain circumstances.
  - b. The following uses are prohibited:
    - i. Uses associated with pari-mutuel facilities, adult entertainment centers, dancing entertainment centers with alcohol, and nightclubs.
    - ii. Racetracks for animals or vehicles.
    - iii. Pawn shops.
    - iv. Carnivals and circuses.
    - v. Private clubs.
    - vi. Dancing entertainment establishments not serving alcohol.
    - vii. Sale of beer, liquor or wine for on or off premises consumption when not in conjunction with a restaurant.
- 2. Design guidelines:
  - a. Side yard setback of five (5) feet is established.
  - b. Parking space requirements are reduced to meet the anticipated needs of the project.
  - c. Site specific landscape buffers are provided to account for the unique shape and development of the project. The north, west and south boundaries shall contain

trees, shrubs, groundcovers, grass, mulch or other materials consistent with the perimeter landscaping provisions of Part 12, and the eastern boundary shall be landscaped according to the uncomplimentary landscaping provisions of Part 12.

- 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. Personal property storage establishments with drive-up units 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 New Kings Road is in the form of a modern, climate-controlled self-storage facility and any outdoor storage areas are located internal to the site behind such building.
2. Commercial retail sales and service establishments.
3. Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
4. Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
5. Commercial, recreational and entertainment facilities such as theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, and similar uses.
6. Fruit, vegetable, poultry or fish markets.

7. All types of professional and business offices.
8. Small scale operations including wholesaling, warehousing, storage, distributorship business 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.
9. Hotels and motels.
10. Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
11. Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
12. Boatyards.
13. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
14. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
15. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
16. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
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. Vocational, trade and business schools.
20. Banks, including drive-thru tellers.
21. A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.

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

B. Permissible Uses by Exception:

1. Residential treatment facilities or emergency shelter.
2. Rescue missions.
3. Day labor pools.
4. Crematories.
5. Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
6. Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
7. Bus, semi-tractor (but not trailer) or truck parking and/or storage.
8. Schools meeting the performance standards and development criteria set forth in Part 4.
9. Manual car wash.
10. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.

**V. DESIGN GUIDELINES**

A. Lot Requirements:

1. Minimum lot 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. Impervious surface ratio as required by Section 654.129.
3. Minimum yard requirements.
  - a. Front – None.

b. Side – Five (5) feet.

c. Rear – Ten (10) feet.

4. Maximum height of structures:

a. Sixty (60) feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking shall be provided at a minimum rate of one (1) space per five thousand (5,000) square feet of indoor storage area. Outdoor storage areas in conjunction with the proposed self-storage facility shall not require separate or additional parking 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 New Kings Road, substantially as shown on the Site Plan.

3. *Pedestrian Access.* As required by City regulations.

C. Signs: Signs for this development shall be consistent with the requirements for the CCG-2 zoning district as set forth in Part 13 of the Zoning Code.

D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code except as modified below.

1. No interior landscaping shall be required for any outdoor storage areas associated with the proposed personal property storage facility, and

2. The following landscape buffers shall be required:

a. A minimum ten (10) foot buffer along the northern boundary except where adjacent to CCG-2 zoning in which case a five (5) foot buffer shall be provided.

b. A minimum ten (10) foot buffer along the eastern and western boundaries.

c. A minimum five (5) foot buffer along the southern boundary except where adjacent to RLD-60 zoning in which case a ten (10) foot buffer shall be provided.

d. Except for the driveway access from New Kings Road, the northern, western and southern boundary landscape buffers shall contain trees, shrubs, groundcovers, grass, mulch or other materials consistent with the perimeter landscaping provisions in Part 12.

- e. The eastern boundary landscape buffer shall be screened and landscaped according to the uncomplimentary land use buffer requirements of Part 12.
- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.
- F. Utilities: Essential services, including water, sewer, 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 1.1.9 - Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.
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. Policy 1.1.24 - 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.
8. 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.
9. Policy 1.2.9 - Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.
10. Policy 1.3.4 - New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will



not exempt a developer from complying with landscape and tree protection regulations.

11. 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.
  12. Policy 3.2.7 - 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.
  13. 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.** Residential uses are not proposed in this PUD.
- D. Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from New Kings 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 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. 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 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.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

## Land Use Table

Total gross acreage	<u>5.09</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>4.50</u> Acres	<u>88</u> %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	<u>0.59</u> Acres	<u>12</u> %
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.