

# WRITTEN DESCRIPTION

## MEGALAND 1

December 19, 2023

### I. PROJECT DESCRIPTION

- A. Parcel Size: +/- 0.67 Acre  
Location of site: 6100 Atlantic Blvd  
Existing use: Vacant CCG1  
Proposed use: Paver showroom & Yard  
Surrounding land use:

	<b>Zoning</b>	<b>Use</b>
<b>North</b>	CCG1	Gun Range
<b>South</b>	RLD 60	Residential
<b>West</b>	CCG1	Pharmacy
<b>East</b>	CRO	Commercial Business

- B. Project Name: MEGALAND 1
- C. Project Architect/Planner: AEC Integrated LLC
- D. Project Engineer: AEC Integrated LLC
- E. Project Developer: N/A
- F. Current Land Use Designation: CGC
- G. Current Zoning District: CCG-1
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 134117-0000

### II. QUANTITATIVE DATA

- A. Total Acreage: +/- 0.67 Acre
- B. Total number of dwelling units: 0
- C. Total amount of non-residential floor area: 1,800
- D. Total amount of recreation area: 0
- E. Total amount of open space: 0.30 acres
- F. Total amount of public/private rights of way: 0
- G. Total amount of land coverage of all buildings and structures: 2,000 Sq Ft
- H. Phase schedule of construction (include initiation dates and completion dates):  
Begin Date: July 2023 – Nov 2023

### III. STATEMENTS

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

The property is currently zoned for CCG-1, which does not allow for outside sales display areas/storage. The proposed PUD will provide CCG-1 rights alongside outside sales display/storage area for pavers and stone products only.

- 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 removal of restriction of outside display sales area of paver/stone goods shall have no effect on continued operation and maintenance of property. All operation/maintenance of services not provided by city on property shall fall under the responsibility of property owner.

### IV. USES AND RESTRICTIONS

- A. Permitted Uses: In addition to the current CCG-1 permitted uses, outside sales/display of paver/stone goods shall apply to the PUD.

- (1) Commercial retail sales and service establishments, except the sale of tires, which are permissible only by exception.
- (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
- (4) Art galleries, museums, community centers, dance, art or music studios.
- (5) Vocational, trade or business schools and similar uses.
- (6) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (7) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (8) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
- (9) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
- (10) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- (11) Express or parcel delivery offices and similar uses (but not freight or truck terminals)

- (12) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- (13) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (14) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part
- (15) Churches, including a rectory or similar use.
- (16) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
- (17) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- (18) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
- (19) Retail Sale and Outdoor Display of Pavers/Stone

B. 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) Blood donor stations, plasma centers and similar uses.
- (5) Private clubs.
- (6) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
- (7) Billiard parlors.
- (8) Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures: See Section 656.403.

D. Restrictions on Uses: None proposed.

## 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: None, except as otherwise required for certain uses.*

(4) *Minimum front yard: None*

(5) *Minimum side yard: None (Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.)*

(6) *Minimum rear yard: 10 feet*

(7) *Maximum height of structures: Sixty feet.*

(8) Ingress, Egress and Circulation:

*Parking Requirements.* The property shall be developed in accordance with Part 6 Off-street Parking, On-Street Parking and Loading Regulations of the Zoning Code. No changes to the existing parking requirements are requested or proposed.

(9) *Vehicular Access.*

Vehicular access to the Property shall be by way of the single existing driveway on Atlantic Blvd as shown in the Site Plan. No additional access points are being requested.

- a. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(10) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan.

B. Signs:

Signage shall be developed in accordance with Part 13 Sign Regulations of the Zoning Code.

C. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

D. Recreation and Open Space:

This is a non-residential development therefore recreation and open space is not required. However, 30 percent (30%) of the subject parcel provides for passive open space.

E. Utilities

Water will be provided by JEA

Sanitary Sewer will be provided by JEA Electric  
will be provided by JEA

F. Wetlands

There are no wetlands on the property.

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

**The intent of this PUD is to propose an outside paver/stone display area for the proposed paver showroom/office. The proposed area for the sales display/storage is less than 20% percent of the total parcel area, and will be located in the rear of the building, behind privacy fence. The proposed modification to the existing limitations on permissible use by exception within the current zone maintains all other uses by right and by exception as are currently zoned and therefore is compatible with the surrounding area uses. This minor modification to the existing zoning designation continues to promote the purposes of the City of Jacksonville 2045 Comprehensive Plan as the integrity of the existing zoning code remains unchanged.**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- Building has been Vacant for more than 10 years. Owner will completely remodel building, and provide a nice fascia, and appeal to the area. Building is visible from one of the busiest intersections in town, and unfortunately does not give off a nice vibe to the area.
- Is more efficient than would be possible through strict application of the Zoning Code;
- Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan.