

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

3 September 2020

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2020-478 Application for: Old Kings Road PUD

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan 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: July 29, 2020
2. The revised written description dated: January 28, 2020
3. The original site plan dated: April 1, 2020

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

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.

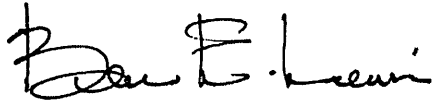
Planning Commission Vote: 7-0

Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Aye
David Hacker, Secretary	Aye
Marshall Adkison	Absent

Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	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 2020-0478 TO
PLANNED UNIT DEVELOPMENT

September 3, 2020

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 2020-0478 to Planned Unit Development.

Location: 6607 Old Kings Road
Between Soutel Drive and Millwright Court

Real Estate Number(s): 003459-0210

Current Zoning District(s): Residential Rural- Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Light Industrial (LI)

Planning District: Northwest, District 5

Applicant/Agent: Eric J. Almond, P.E.
Almond Engineering, P.A.
6277 Dupont Station Court East, Unit 1
Jacksonville, Florida. 32217

Owner: Gregg Gottsegen
DGFL2 LLC
103 Eisenhower Parkway Suite 300
Roseland, New Jersey

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2020-0478 seeks to rezone approximately 0.95 +/- acres of land from RR-Acre to PUD. The rezoning to PUD is being sought to allow for the

expansion of parking and storage for Semi-Tractor Trailers at an existing facility. The existing facility was previously approved through a similar PUD Rezoning (PUD-2009-0644). The subject site falls within the Situational Compatibility Overlay Zone.

There is a companion Land Use Amendment, 2020-0477 (L-5390-19C). The proposed LUA is to change the existing Low Density Residential (LDR) to Light Industrial.

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 subject site consists of 0.95 of an acre and is located on the east side of Old Kings Road and between Old Kings Road and Soutel Drive. According to the City's Highway Classification Map, Old Kings Road is a minor arterial road. The site is also located in the Suburban Development Area, Planning District 5, and Council District 10. Additionally, the land use amendment site is located within the boundaries of the Northwest Jacksonville Vision Plan, the KingSoutel Community Redevelopment Area (CRA), the KingSoutel Overlay Zoning District, and the KingSoutel Corridor Neighborhood Action Pan (NAP) area. Currently, the site consists of an old farmhouse (single-family home) and a barn.

According to the Category Description within the Future Land Use Element (FLUE), Light Industrial (LI) is a category, which provides for the location of industrial uses, which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemicals and wastes. Site access to roads classified as collector or higher is preferred.

(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:

<p>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</p>

site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The subject site has public services available within a quarter mile. If any use that requires both public services the site will be required to connect to conform to Policy 1.2.9

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.

The proposed PUD will comply with Objective 3.2.1 by allowing an additional industrial use to an area that is considered an industrial corridor. Soutel Road/Pritchard Road is primarily zoned IBP/IL/IH between I-295 and The Norfolk Southern Rail Road Tracks.

(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.

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 categories as identified in the Future Land Use Map series (FLUMs) Low Density Residential (LDR). There is a companion Application for Small-Scale-scale Land Use Amendment to the Future Land use Map Series L-5390-19C (Ordinance 2019-0477) that seeks to amend the land use categories to Light Industrial (LI). 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

The applicant will be required to apply for Mobility or a CCAS/CRC application with the Concurrency & Mobility Management System Office.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for Semi-Tractor and Trailer Parking. This existing development will not exceed the 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. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The use of existing and proposed landscaping: There will be a 10 foot landscaped buffer along the outside of the facility as well a 6 foot tall 85% opaque fence.
- The treatment of pedestrian ways: No pedestrian Right-of-Ways exist today, and none are proposed to be created in this PUD.
- Traffic and pedestrian circulation patterns: The proposed addition to the facility will be connected through an internal drive isle that will cross between the two properties.
- The form of ownership proposed for various uses: All of the parking areas and properties are owned by one single entity.

(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	LI	PUD	Semi-Tractor Trailer Storage Facility
South	LDR	RR-Acre	Vacant Residential
East	LDR	RR-Acre	Vacant Residential
West	LI/LDR	IL/RR-Acre	Church / Single Family Dwelling

The application was also forwarded to the Transportation Planning Division on August 12, 2020 for review. As of Wednesday, August 26, 2020 no comments have been received.

(6) Intensity of Development

The proposed development is consistent with the LI functional land use categories. The PUD is appropriate at this location because of the industrial nature of the surrounding area, and the existence of the neighboring facility.

- The availability and location of utility services and public facilities and services: The

proposed use will not require services, however if any structure are built requiring services they will be required to be served by both centralized utility services.

(7) Usable open spaces plazas, recreation areas.

No new Open Space and Recreation are proposed for the existing sites.

(8) Impact on wetlands

No wetlands have been indicated on the parcel.

(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 Site plan shows a proposed 35 additional trailer parking spaces with no loading or unloading zones.

(11) Sidewalks, trails, and bikeways

No sidewalks, trails, or bikeways are proposed with the new parking facility.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on August 24, 2020 the required Notice of Public Hearing sign was posted.



Source: Planning and Development Department
Date: August 26, 2020

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2020-0478** be **APPROVED** with the following exhibits:

The Original Legal Description Dated: **July 29, 2020**

The Revised Written Description Dated: **January 28, 2020**

The Original Site Plan Dated: **April 1, 2020**



Aerial Map

Source: JaxGIS
Date: August 20, 2020



View of the Subject Property

*Source: Planning and Development Department
Date: August 26, 2020*



View of the Existing Storage Facility from Old Kings Road

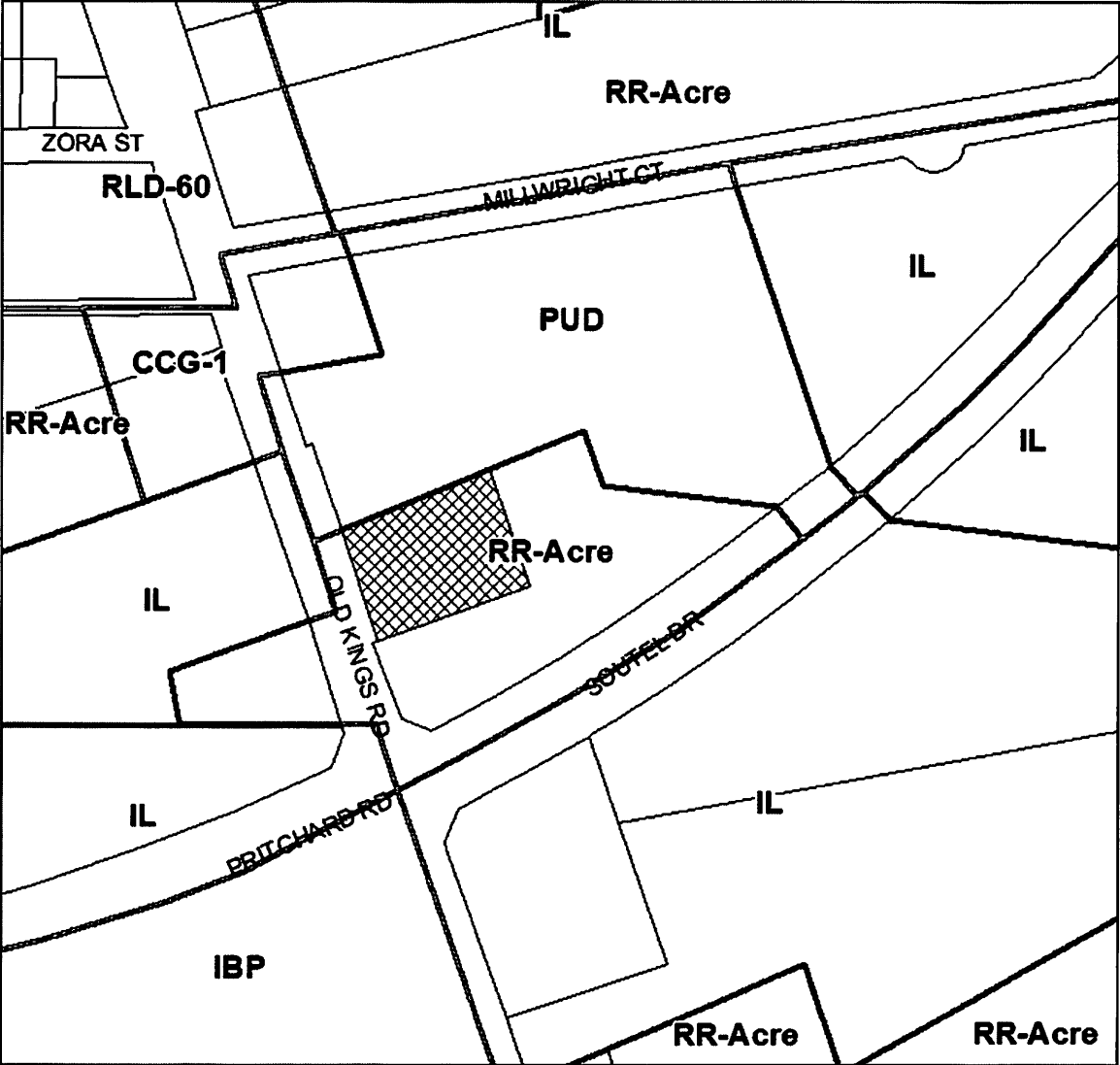
*Source: Planning and Development Department
Date: August 26, 2020*

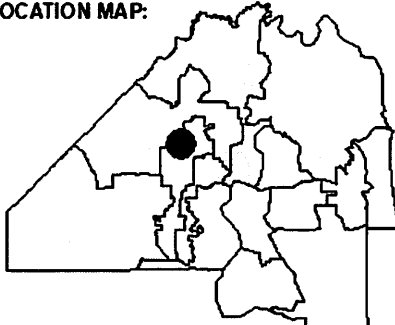
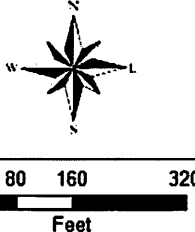


View of the Neighboring Property Across Old Kings Road

Source: Planning and Development Department

Date: August 26, 2020



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 80 160 320 Feet</p>
<p>ORDINANCE NUMBER ORD-2020-0478</p>	<p>TRACKING NUMBER T-2020-2825</p>	<p>COUNCIL DISTRICT: 10</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Legal Map

Source: JaxGIS
 Date: August 20, 2020

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2020-0478 Staff Sign-Off/Date CMC / 07/28/2020
 Filing Date 08/07/2020 Number of Signs to Post 1
 Hearing Dates:
 1st City Council 09/08/2020 Planning Commission 09/03/2020
 Land Use & Zoning 09/15/2020 2nd City Council 10/22/2020
 Neighborhood Association PICKETTVILLE CIVIC CLUB; KINLOCK CIVIC ASSOCIATION
 Neighborhood Action Plan/Corridor Study KINGS-SOUTEL CRA

Application Info

Tracking # 2825 Application Status FILED COMPLETE
 Date Started 03/30/2020 Date Submitted 04/02/2020

General Information On Applicant

Last Name First Name Middle Name
 ALMOND, P.E. ERIC J
 Company Name
 ALMOND ENGINEERING, P.A.
 Mailing Address
 6277 DUPONT STATION COURT EAST, UNIT 1
 City State Zip Code
 JACKSONVILLE FL 32217
 Phone Fax Email
 9043060162 EALMOND@ALMONDENGINEERING.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name
 GOTTSEGEN GREGG
 Company/Trust Name
 DGFL2 LLC
 Mailing Address
 103 EISENHOWER PKWY STE 300
 City State Zip Code
 ROSELAND NJ 07068
 Phone Fax Email
 9043061531 CKISSINGER@ALMONDENGINEERING.COM

Property Information

Previous Zoning Application Filed For Site?
 If Yes, State Application No(s) 1988-1417

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 003459 0210	10	5	RR-ACRE	PUD

Ensure that RE# is a 10 digit number with a space (##### #)
 Existing Land Use Category
 RR
 Land Use Category Proposed?
 If Yes, State Land Use Application #
 5390
 Total Land Area (Nearest 1/100th of an Acre) 0.95
 Development Number
 Proposed PUD Name SOUTEL C.T.L. PUD

Justification For Rezoning Application

PROPERTY IS OWNED BY SAME OWNERS AS THE CONTIGUOUS PUD TO THE NORTH. PROPERTY IS ALSO BORDERED BY IL ZONING TO THE SOUTH AND WEST.

Location Of Property

General Location
 OLD KINDS ROAD AND SOUTEL DRIVE
 House # Street Name, Type and Direction Zip Code

6607	OLD KINGS RD	32219
Between Streets		
SOUTEL DR	and MILLWRIGHT COURT	

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**
0.95 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee**
\$56.00

8 Notifications @ \$7.00 /each:

4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,335.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

PARCEL 1: A PART OF THE CHARLES F. SIBBALD GRANT IN SECTION 40, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF MILLWRIGHT COURT F/K/A SOUTEL DRIVE (A 60 FOOT RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE SOUTH 18 DEGREES 41 MINUTES 20 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 396.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 18 DEGREES 41 MINUTES 20 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 167.0 FEET; THENCE NORTH 71 DEGREES 12 MINUTES 10 SECONDS EAST, 244.57 FEET; THENCE NORTH 18 DEGREES 41 MINUTES 20 SECONDS WEST, 181.0 FEET; THENCE SOUTH 67 DEGREES 55 MINUTES 20 SECONDS WEST, 245.0 FEET TO THE POINT OF BEGINNING.

PARCEL 2: A PART OF THE CHARLES F. SIBBALD GRANT IN SECTION 40, TOWNSHIP I SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF MILLWRIGHT COURT F/KJA SOUTEL DRIVE (A 60 FOOT RIGHT-OF-WAY) AND THE EASTERLY RIGHT-OF-WAY LINE OF OLD KINGS ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE SOUTH 18 DEGREES 41 MINUTES 20 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 563.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 18 DEGREES 41 MINUTES 20 SECONDS EAST ALONG SAID EASTERLY LINE, 4.0 FEET; THENCE NORTH 70 DEGREES 30 MINUTES 00 SECONDS EAST, 244.59 FEET; THENCE NORTH 18 DEGREES 41 MINUTES 20 SECONDS WEST, 1.0 FEET; THENCE SOUTH 71 DEGREES 12 MINUTES 10 SECONDS WEST, 244.57 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

A PART OF THE CHARLES SIBBALD GRANT, SECTION 40, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA; BEING A PART OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 9209, PAGE 452 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

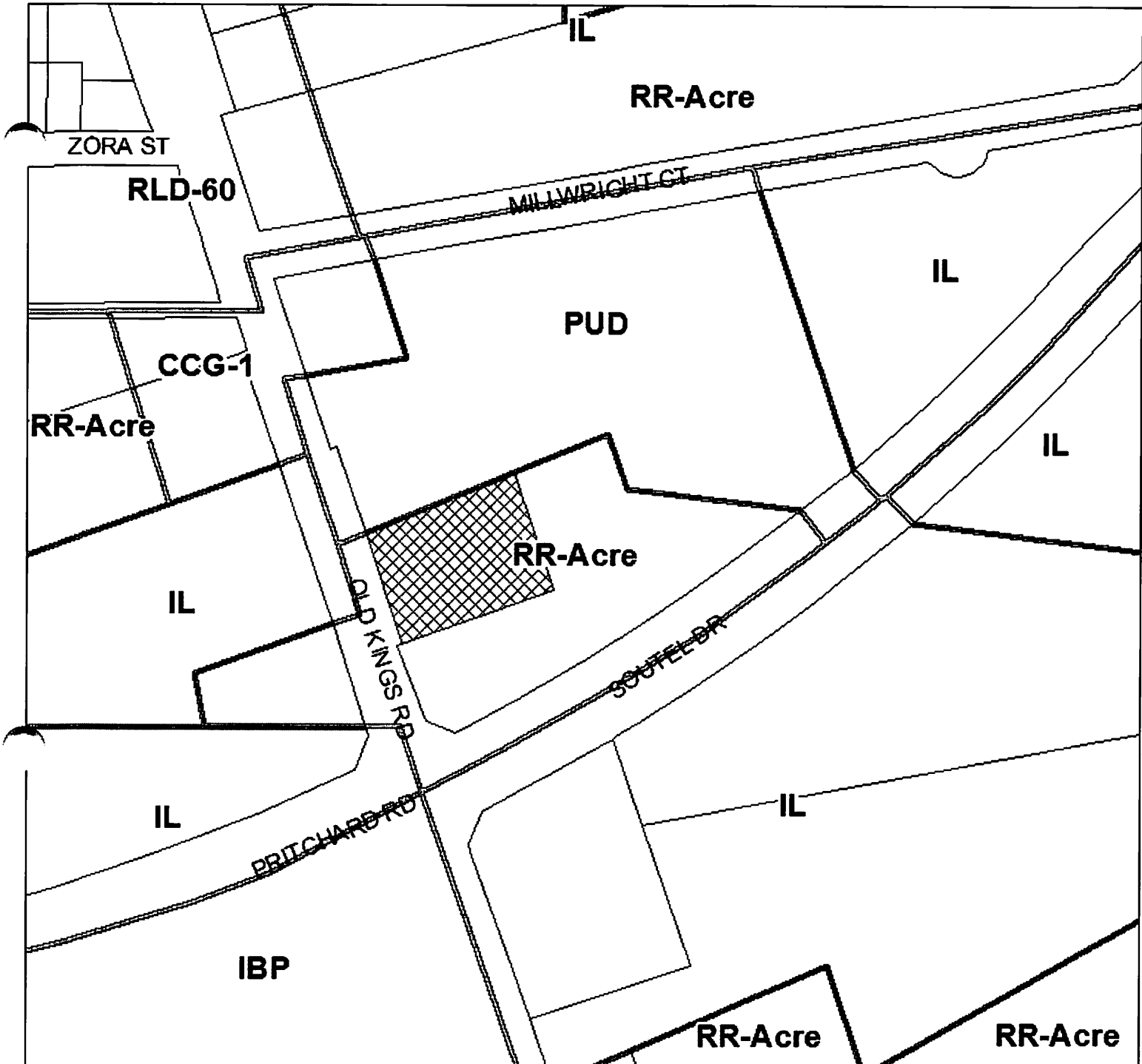
FOR A POINT OF REFERENCE COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MILLWRIGHT COURT F/K/A SOUTEL DRIVE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE S 19°05'17" E, ALONG THE EASTERLY RIGHT OF WAY LINE

OF SAID OLD KINGS ROAD, A DISTANCE OF 563.00 FEET TO THE POINT OF BEGINNING; THENCE N 70°47'56" E, A DISTANCE OF 10.00 FEET; THENCE S 19°05'17" E, PARALLEL WITH AND 10 FEET EAST OF THE AFORESAID EASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD, A DISTANCE OF 3.88 FEET TO THE SOUTH LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 9209, PAGE 452, THENCE S 70°06'03" W, ALONG SAID SOUTH LINE, A DISTANCE OF 10.00 FEET; THENCE N 19°05'17" W, ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF SAID OLD KINGS ROAD, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING.

AND

A PART OF THE CHARLES SIBBALD GRANT, SECTION 40, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA; BEING A PART OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 9209, PAGE 452 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MILLWRIGHT COURT F/K/A SOUTEL DRIVE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE S 19°05' 17" E, ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID OLD KINGS ROAD, A DISTANCE OF 396.00 FEET TO THE POINT OF BEGINNING; THENCE N 67°31 '23" E, ALONG THE NORTH LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 9209, PAGE 452, A DISTANCE OF 10.02 FEET; THENCE S 19°05'17" E, PARALLEL WITH AND 10 FEET EAST OF THE AFORESAID EASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD, A DISTANCE OF 167.57 FEET; THENCE S 70°47'56" W, A DISTANCE OF 10.00 FEET; THENCE N 19°05'17" W, ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD, A DISTANCE OF 167.00 FEET TO THE POINT OF BEGINNING.

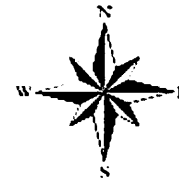
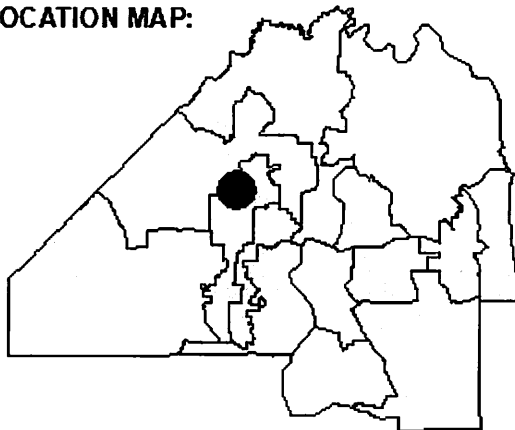


REQUEST SOUGHT:

FROM: RR-ACRE

TO: PUD

LOCATION MAP:



0 80 160 320



Feet

COUNCIL DISTRICT:

10

ORDINANCE NUMBER

ORD-2020-0478

TRACKING NUMBER

T-2020-2825

EXHIBIT 2

PAGE 1 OF 1

EXHIBIT D

PUD Written Description

SOUTEL C.T.L. PUD

January 28, 2020

I. PROJECT DESCRIPTION

The subject property, hereafter referred to as the "Property" is legally described on Exhibit 1. The Property is identified as land described under Real Estate Number 003459-0210 with a corresponding address of 6607 Old Kings Road. The Property has road frontage or access from Old Kings Road and is immediately adjacent to the property.

The applicant proposes to rezone approximately 0.95 acres +/- to PUD to combine this parcel of land with the adjacent land that the applicant owns. The purpose of the PUD is to unify the two parcels allowing for the existing business to expand onto the subject parcel. This PUD seeks to follow the original LEAGUE / SOUTEL PUD (ORD 2009-664) to allow for the same approved uses within the original PUD. In the immediate area are IL, CCG-1 and Residential uses. The Property is located in the Industrial sanctuary. New development in the area is predominately warehousing.

The Site Plan denoted as Exhibit E is conceptual only. The City of Jacksonville Planning and Development Department will have final site plan approval.

The site will be developed in accordance with the King Soutel Crossing (Corridor) Community Redevelopment Plan. In addition, the "best practices" guidelines will be applied where applicable.

II. USES AND RESTRICTIONS

A. Permitted Uses:

1. Retail outlets for the sale of art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops, musical instruments, florist-shops, home furnishings and appliances (including repair), office equipment or furniture, antiques, hardware, and similar uses.
2. Service establishments such as reducing salons or gymnasiums, self-service laundries, tailors or dressmakers, laundries or dry cleaning pickup stations, radio and television broadcasting offices and studios, communication towers and antennas, blueprinting, job printing, radio and television repair shops, travel agencies, employment offices, home equipment rental, freight movers, communication services, business machine services, sign companies, and similar uses.
3. All types of professional, business, and medical offices, newspaper offices including printing, employment offices (but not day labor pools), union halls, building trades contractors meeting the performance standards of Part 4, and similar uses.

4. Off-street parking lots meeting the performance standards and development criteria of the CCG-1 zoning district as set forth in Part 4.
5. Outside display and landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
6. Express or parcel delivery offices, telephone exchanges, motorbus or other transportation terminals and similar uses.
7. Veterinarians subject to the performance standards and development criteria for the CCG-1 zoning district as set forth in Part 4.
8. Personal property storage establishments meeting the performance standards and development criteria as set forth in Part 4.
9. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria as set forth in Part 4.
10. Wholesaling, warehousing, storage and distribution establishments and similar uses.
11. Printing, lithographs, publishing, and similar establishments.
12. Vocational, technical, trade or industrial schools, learning centers, and similar uses.
13. Freight, bus, trucking, shipping or other transportation terminals, express offices and terminal facilities and telephone exchanges, repair or installation facilities, and similar uses.
14. Bulk storage yards (but not concrete batch mixing plants) meeting the criteria set forth in II (C) - Restriction on Uses.
15. Building trades contractors with outside storage yards and heavy construction equipment if storage not within a completely enclosed building or structure is visually screened by an eight-foot fence not less than 85% opaque.
16. Outdoor storage yards and lots including auto, semi-truck and trailer storage yards if storage is completely enclosed by an eight-foot fence or wall not less than 85% opaque.
17. Light manufacturing, processing, (including food processing but not slaughterhouse), packaging or fabricating.
18. Service establishments catering to commerce and industry, including linen supply, laundry and dry-cleaning plants, freight movers, communications services, business machine services, hiring and union halls, employment agencies, sign companies, automobile service stations, major repair garages, truck stops and similar uses.
19. Radio or television broadcasting offices, studios, transmitters, telephone, and cellular telephone towers.
20. Medical clinics.

B. Accessory Structures

1. Accessory uses, and structures are allowed as defined in Section 656.403 of the Zoning Code.

C. Restrictions on Uses:

1. Dumpsters, propane tanks and similar appurtenances must be screened from any roadways by landscaping or opaque fencing which is aesthetically compatible with other structures located, or to be located, on the Property.
2. Any request to deviated from these restrictions on the aggregate building area or uses shall be evaluated through the PUD minor modification process with a revised Site Plan to evaluate the internal and external compatibility of such proposed uses.
3. Any building located within one hundred feet of New Soutel Drive will have the walls that face New Soutel Drive as finished walls i.e.; appear to be a front of a building with doors; windows and finish material brick, stucco, cut block, etc. If the wall facing New Soutel Drive is a rear wall of a building, faux windows and doors will be added. In no event can a wall facing New Soutel Drive located within one hundred feet of the right-of-way be left as a painted, wood or metal wall. The City of Jacksonville Planning and Development Department will have architectural review and control.
4. Any outside storage yard will be completely enclosed with an eight-foot high 85% opaque fence. There can be no protrusions above the fence.
5. No stacking of storage trailers or containers will be allowed.

D. Permissible Use by Right or Exception:

1. Permissible uses by right or by exception in the CCG-1 and IL zoning districts not otherwise listed above shall be allowed with a grant of zoning exception by the Planning Commission.
2. Outside sales, service and display

E. Prohibited Uses:

1. The following uses are prohibited: bottle clubs, pool halls, tattoo parlors, palmists and clairvoyants, astrologists, massage parlors, lingerie modeling, adult book or video stores, adult theaters, funeral parlors, flea markets, auction houses, bingo parlors, junkyards, residential treatment facilities, and rescue missions, no scrap processing, concrete batch plants, and bulk storage of flammable liquids or acids or any material deemed hazardous.

III. 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:* 60%
4. *Minimum front yard:* None
5. *Minimum side yard:* None
6. *Minimum rear yard:* Ten (10) feet
7. *Maximum height of structure:* Forty-five (45) feet; provided, however, that height may be unlimited where the building is set back on all sides not less than one horizontal foot for each six vertical feet in excess of sixty feet.

B. Ingress, Egress and Circulation:

1. Parking Requirements:

- a. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code
- b. In the event of partitioning, shared parking may be utilized between parcels to achieve parking requirements provided that the required number of spaces shall be met on the overall site within the PUD.

2. Vehicular Access:

- a. Vehicular access to the Property shall be by way of **New Soutel Drive**. Secondary access to the Property may be from any public street if deemed needed and is subject to the review and approval of the City's Traffic Engineer.
- b. 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.

3. Pedestrian Access:

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the **2010 Comprehensive Plan**.

C. Signs

1. All signs will comply with the design guidelines and color scheme as denoted in Figure 12 Old Kings Road Way Finding located on Page 40 of the King Soutel Crossing Community Redevelopment Plan.
2. Two (2) monument signs of twenty (20) feet in height with sign faces of 150 square feet, which may be internally or externally illuminated will be allowed. One sign on Old Kings Road and one sign on New Soutel Drive.
3. Building signage will be limited to 10% of the face of the building. All identification and directional signs will be subject to the review and approval of the Planning and Development Department.
4. In the event of partitioning, off-site identification signage may be permitted so long as the signage may be permitted so long as the signage remains located within the boundaries of the PUD

D. Landscaping and Buffering

1. The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code; provided, however, that the required perimeter landscaping may be relocated elsewhere within the Property when ownership or occupancy of the Property is subdivided into separate parcels and reciprocal easements for access, ownership and maintenance are created among the separate parcels of the Property.
2. Notwithstanding the requirements of Part 12 Landscape Regulations of the Zoning Code along Old Soutel Road, there will be a ten (10) foot wide natural buffer. This buffer will be filled in and planted in any open spaces. On the inside boundary of the 10-foot buffer, a six-foot tall chain link fence will be erected. The inside of said fence will be covered with green mat to create an 85% opaque visual barrier from the-street. A driveway to Old Soutel Drive will be exempted from this buffering requirement.
3. All retention/detention ponds will have a fountain in them as a water feature and to help reduce mosquito larvae.

E. Recreation and Open Space

1. Usable open spaces, plazas, and recreation areas will be constructed as per the Goals and Objectives of the Comprehensive Plan or as otherwise approved by the Planning and Development Department.

F. Utilities

1. Water, electric and sanitary sewer will be provided by JEA.

G. Wetlands

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

H. Lighting

1. All lighting will meet the standards and requirements as set forth in the Jacksonville Zoning Code.

IV. 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 existing and proposed uses within the Property, and showing the general layout of the overall Property.

V. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2010 Comprehensive Plan and Land Use Regulations. The proposed project to combine this parcel of land with the adjacent land that the applicant owns. The purpose of the PUD is to unify the two parcels allowing for the existing business to expand onto the subject parcel. This PUD seeks to follow the original LEAGUE / SOUTEL PUD (ORD 2009-664) to allow for the same approved uses within the original PUD. In the immediate area are IL, CCG-1 and Residential uses.

- A. Allows for a creative approach through the use of natural features of the site with existing vegetation and existing TOPO;
- B. Provides a more desirable environment than would be possible through the strict application of the minimum requirements of the Zoning Code by creating more buffers, landscaping, and/or recreation and open space than would be required through a straight zoning;
- C. Allows for an effective use of the land, resulting in lower development costs;
- D. Provides an environment that is characteristic of the surrounding area;
- E. Supports the retention of property values by providing needed services and support for the surrounding residences and businesses in the area; and
- F. Enhances the appearance of the area through the preservation of natural features, vegetation, and by using existing TOPO and grade in order to develop the project.

VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* Consistency with the Comprehensive Plan. There is a companion Small Scale Land Use Change to Industrial Light (IL) which, if approved, will allow the subject PUD to be consistent with the Future Land Use Maps.
- B. *Consistency with the Concurrency Management System.* The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency Management System Office (CMSO), and it has been assigned City Development Number _____
- C. *Allocation of Residential Land Use.* There is no residential component to this PUD.

- D. *Internal Compatibility / Vehicular Access.* The proposed PUD contains limitations on the commercial uses permitted on the subject property as well as a common development scheme which contains provisions for signage, landscaping, sidewalks, and other issues relating to common areas and vehicular and pedestrian traffic. In the event of partitioning, cross-access easements will be provided between properties.
- E. *External Compatibility/Intensity of Development.* The Property is located in an established industrial and emerging commercial area along Soutel Drive. The surrounding area contains uses similar to those proposed in this PUD.
- F. *Recreation/Open Space.* Usable open spaces, plazas, and recreation areas will be constructed as per the goals and objectives of the Comprehensive Plan or as otherwise approved by the Planning and Development Department.
- G. *Impact on Wetlands.* Development that would impact wetlands will be permitted through the local, state, and federal agencies with jurisdiction.
- H. *Listed Species Regulations.* The Property contains less than 50 acres and therefore a listed species survey is not required.
- I. *Off-Street Parking and Loading Requirements.* The site will comply with Part 6 of the Zoning Code or as otherwise approved by the Planning and Development Department. In the event of partitioning, shared parking may be utilized between parcels to achieve parking requirements provided that the required number of spaces shall be met on the overall site within the PUD.
- J. *Operation and Maintenance.* DGFL2, LLC will be the responsible entity for Operation and Maintenance.
- K. *Sidewalks, Trails, and Bikeways.* Sidewalks will be constructed as per the goals and objectives of the Comprehensive Plan.
- L. *Stormwater Retention.* Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District.
- M. *Utilities.* The JEA will provide all utilities.

VII. SUCCESSORS IN TITLE

All successors in title to the Property, or to any portion of the Property, shall be bound to all the development standards and conditions of this PUD as contained herein and, in the Ordinance, approving the same.

VIII. GOALS AND POLICIES

Specifically, the PUD complies with the following goals, objectives, and policies of the Comprehensive Plan, Future Land Use Element:

Policy 1.1.8: Require that all new non-residential projects be developed in either nodal areas, in appropriate infill locations, or as part of mixed or multi-use developments such as Planned Unit Development (PUDs) as described in this element.

Policy 1.1.10: Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques.

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.

Policy 3.2.2: The City shall promote the infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

The Property is located along Soutel Drive between Pritchard Road and New King-s Road in an area containing industrial development. The Property is an ideal site for industrial development using a PUD to ensure development that is compatible with neighboring properties. The PUD will promote and sustain the viability of this portion of the Soutel Corridor and provide employment to area residents.

EXHIBIT F

PUD Name

SOUTEL C.T.L. PUD

Land Use Table

Total gross acreage	0.95 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	0 Acres	0 %
Industrial	0.95 Acres	100 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0 Acres	0 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	24,829 Sq. Ft.	60 %



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

William J. Byers
Almond Engineering
6277 Dupont Station Ct. E., Unit 1
Jacksonville, FL, 32217

July 28, 2020

Project Name: 6607 Old Kings Rd - Soutel C.T.L. PUD
Availability#: 2020-2509

Attn: William J. Byers,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced 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 WS&R 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 strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. 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 from the third party owner providing applicant with the right to construct the utilities.

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 on jea.com.

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, https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2020-2509
 Request Received On: 7/28/2020
 Availability Response: 7/28/2020
 Prepared by: Roderick Jackson

Project Information

Name: 6607 Old Kings Rd - Soutel C.T.L. PUD
 Type: Single Family
 Requested Flow: 3,750 gpd
 Location: 6607 Old Kings Rd
 Parcel ID No.: 00345 90210
 Description: Industrial project

Potable Water Connection

Water Treatment Grid: NORTH GRID
 Connection Point #1: Existing 16-inch water main within the Old Kings Rd ROW, Approx 20 LF south of this proerty.
 Connection Point #2: NA
 Special Conditions: Fire protection needs to be addressed. Lot will require water main construction in right-of-way and individual water services. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. JEA must approve construction and accept the lines prior to meter issuance.

Sewer Connection

Sewer Treatment Plant: BUCKMAN
 Connection Point #1: No sewer main abuts this property. Existing 6-inch sewer force main within the Old Kings Rd ROW, approx 1700 LF south of this property.
 Connection Point #2: NA
 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.). Send force main connection condition requests, with availability number, to fmconnections@jea.com.

Reclaimed Water Connection

Sewer Region/Plant: N/A
 Connection Point #1:
 Connection Point #2: NA
 Special Conditions: N/A

General Comments:

Electric Availability: 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. POC location to be field verified by developer during project design which includes a Level A SUE Report. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. If needed a pre-design meeting may be scheduled prior to submitting a plan set. Send pre-design meeting requests, with availability number, to wsdevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/.