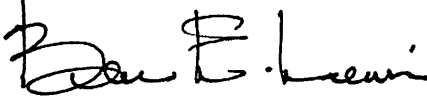




Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Absent

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 2020-0575 TO**  
**PLANNED UNIT DEVELOPMENT**

**AUGUST 5, 2021**

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 **2020-0575** to Planned Unit Development.

***Location:*** 0 Pearl Street N; between 18<sup>th</sup> Street and 19<sup>th</sup> Street

***Real Estate Number(s):*** 044390 0000

***Current Zoning District(s):*** Commercial Neighborhood (CN)

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

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

***Planning District:*** Urban Core, District 1

***Applicant/Owner:*** Roy Mosley  
Roy Mosley Mobile Detailing  
111 16<sup>th</sup> Street East  
Jacksonville, Florida 32206

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2020-0575** seeks to rezone 0.22± acres of land in the Commercial Neighborhood (CN) to Planned Unit Development (PUD) Zoning District. The subject site is currently vacant and located at the northeast corner of Pearl Street North and 19<sup>th</sup> Street West. The subject property is located in a commercial corridor on Pearl Street North that is zoned as CN, with many of the properties currently vacant. Located to the east and west of this commercial corridor are properties zoned as RMD-A, developed with single-family dwellings. The applicant is seeking the rezoning in order to develop the property with a mobile car detailing service.

**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 proposed project site is in the Commercial/General Commercial (CGC) land use category and in the Urban Priority Development Area. CGC in the Urban Priority Development Area is intended to provide compact development which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Development that includes residential uses is preferred to provide support for commercial and other uses.

The proposed Planned Unit Development (PUD) would allow for the operation of a mobile car detailing service and car washes. Principal uses in the CGC land use category in the Urban Priority Development Area include commercial sales and service establishments including auto sales, restaurants, commercial recreational and entertainment facilities, off street parking lots and garages, and filling stations.

The allowed uses in the subject PUD are consistent with the CGC land use categories.

***(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.

**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.

**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.

**The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:**

**Brownfield Study Area**

The property is located within the Downtown Brownfield Pilot Area. The City of Jacksonville designated properties in the downtown area as a Pilot Program Brownfield Area by City Council Resolution Number 2000-125-A. The property owner may request the property be designated a Brownfield Site. A Brownfield Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. The property owner may qualify for tax credits.

***(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.

Furthermore, 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 as follows:

***(1) Consistency with the 2030 Comprehensive Plan***

Yes. 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 proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan.

***(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 intends to utilize lands for a mobile car detailing business. This proposed development will not exceed the projected 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 treatment of pedestrian ways: Comments from the City's Traffic Engineer included that the applicant should provide ADA compliant sidewalk on the front of Pearl St N connecting to the existing sidewalk at the frontage of the parcel to the south and the existing sidewalk on 19<sup>th</sup> St W to the north.
- The use and variety of building setback lines, separations, and buffering: The applicant will be required to meet the setbacks listed in the written description, along with a 10-foot uncomplimentary land use buffer along the eastern property line.

***(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 type, number and location of surrounding external uses: The subject property is located along a commercial corridor, with single family homes and multi-family homes located east and west of the corridor, respectively. The properties located north, south, and west of the subject property are currently vacant, however, there is a rezoning application in progress for the north and west properties to allow for multi-family dwellings.
- 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	CGC	CN	Vacant Lot
South	CGC	CN	Vacant Lot
East	MDR	RMD-A	Single-Family Dwellings
West	CGC	CN	Vacant, Multi-Family Dwellings

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

The proposed development is consistent with the CGC functional land use category as a mobile detailing business. The PUD is appropriate at this location because it is consistent with the surrounding commercial uses.

- The availability and location of utility services and public facilities and services: JEA has indicated that water and sewer are available to this development.
- The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: The subject property abuts residential along the eastern property line and will be required to provide a 10-foot uncomplimentary land use buffer.

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

Not required for commercial/industrial use.

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

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

***(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 submitted written description states that employee parking will be provided on-site, along with one ADA compliant space.

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

Sidewalks, trails, and bikeways shall be provided as required in the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on October 12, 2020, 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 **2020-0575** be **APPROVED** with the following exhibits:

1. The original legal description dated August 28, 2020
2. The original written description dated June 10, 2021
3. The original site plan dated June 10, 2021





Source: Planning & Development Department, 10/12/2020

**Aerial view of the subject property.**



Source: COJ, Planning & Development Department, 10/12/2020

**View of subject property from Pearl Street North.**



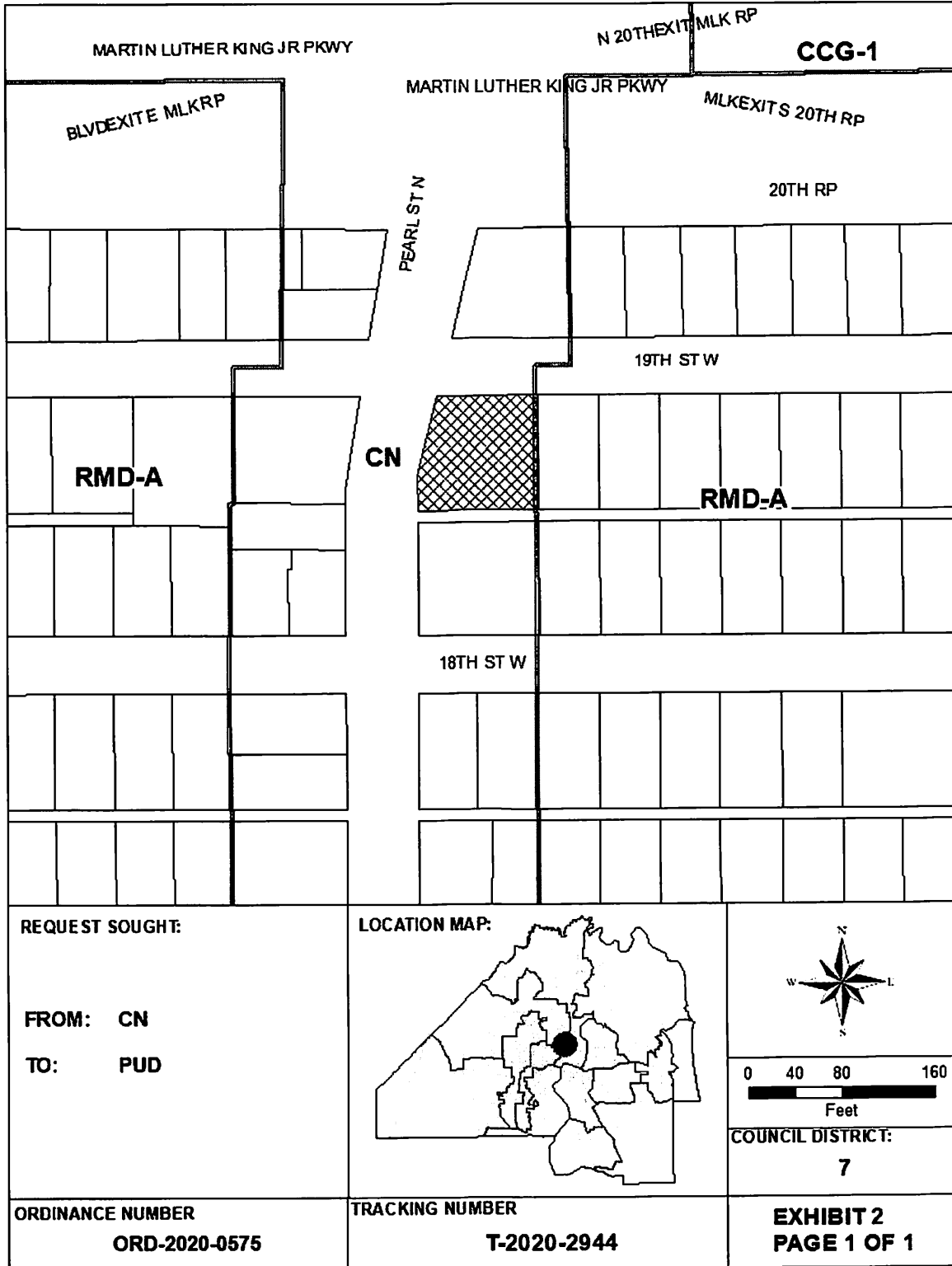
*Source: COJ, Planning & Development Department, 10/12/2020*

**Property located north of subject property.**



*Source: COJ, Planning & Development Department, 10/12/2020*

**Residential properties located east of the subject property.**





21 West Church Street  
Jacksonville, Florida 32202-3139

July 23, 2021

**MEMORANDUM**

**To:** Planning and Development Department

**From:** Susan R. West, PE  
JEA

**Subject:** PUD Zoning Application  
Pearl Street PUD  
ORD 2020-0575

PUD application for a car detailing service. No objection to proposed PUD. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

Additional service and design elements will be addressed following applicant's construction plan review submittal. If you have any questions, please call or email me directly at 904-665-7980 or westsr@jea.com.

# Application For Rezoning To Planned Unit Development District

## Planning and Development Department Info

**Ordinance #** 2020-0575 **Staff Sign-Off/Date** KPC / 08/28/2020  
**Filing Date** 09/09/2020 **Number of Signs to Post** 1  
**Hearing Dates:**  
**1st City Council** 10/27/2020 **Planning Commission** 10/22/2020  
**Land Use & Zoning** 11/04/2020 **2nd City Council** N/A  
**Neighborhood Association** 2ND MILE MINISTRIES  
**Neighborhood Action Plan/Corridor Study** N/A

## Application Info

**Tracking #** 2944 **Application Status** PENDING  
**Date Started** 06/10/2020 **Date Submitted** 06/10/2020

## General Information On Applicant

**Last Name** MOSLEY **First Name** ROY **Middle Name** LEE  
**Company Name**  
 NEW JAX CITY MOBILE DETAILING LLC  
**Mailing Address**  
 111 EAST 16TH STREET  
**City** JACKSONVILLE **State** FL **Zip Code** 32206  
**Phone** 7866636595 **Fax** **Email** MOSLEY775@YAHOO.COM

## General Information On Owner(s)

**Check to fill first Owner with Applicant Info**  
**Last Name** MOSLEY **First Name** ROY **Middle Name** LEE  
**Company/Trust Name**  
 NEW JAX CITY MOBILE DETAILING LLC  
**Mailing Address**  
 2167 LEGER CIRCLE  
**City** JACKSONVILLE **State** FL **Zip Code** 32208  
**Phone** 7866636595 **Fax** 904 **Email** MOSLEY775@YAHOO.COM

## Property Information

**Previous Zoning Application Filed For Site?**   
**If Yes, State Application No(s)** 2930  

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 044390 0000	7	1	CN	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)** 0.22**Justification For Rezoning Application**


CREATING JOB OPPORTUNITIES FOR THE COMMUNITY AND MAKE MY NEIGHBORHOOD LOOK BETTER DOING IT

**Location Of Property****General Location**

House #	Street Name, Type and Direction	Zip Code
	PEARL ST N	32206

**Between Streets**18TH PEARL STREET **and** 19TH PEARL STREET**Required Attachments For Formal, Complete application**

The following items must be attached to each 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 for inclusion of information required.

**Exhibit 1**  A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

**Exhibit A**  Property Ownership Affidavit – Notarized Letter(s).

**Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.

**Supplemental Information**

Supplemental Information items are submitted separately and not part of the formal application

 One copy of the Deeds to indicate proof of property ownership.

**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 by my signature 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:       \$2,000.00**
- 2) Plus Cost Per Acre or Portion Thereof**  
**0.22 Acres @ \$10.00 /acre: \$10.00**
- 3) Plus Notification Costs Per Addressee**  
**53 Notifications @ \$7.00 /each: \$371.00**
- 4) Total Rezoning Application Cost: \$2,381.00**

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

**LEGAL DESCRIPTION**

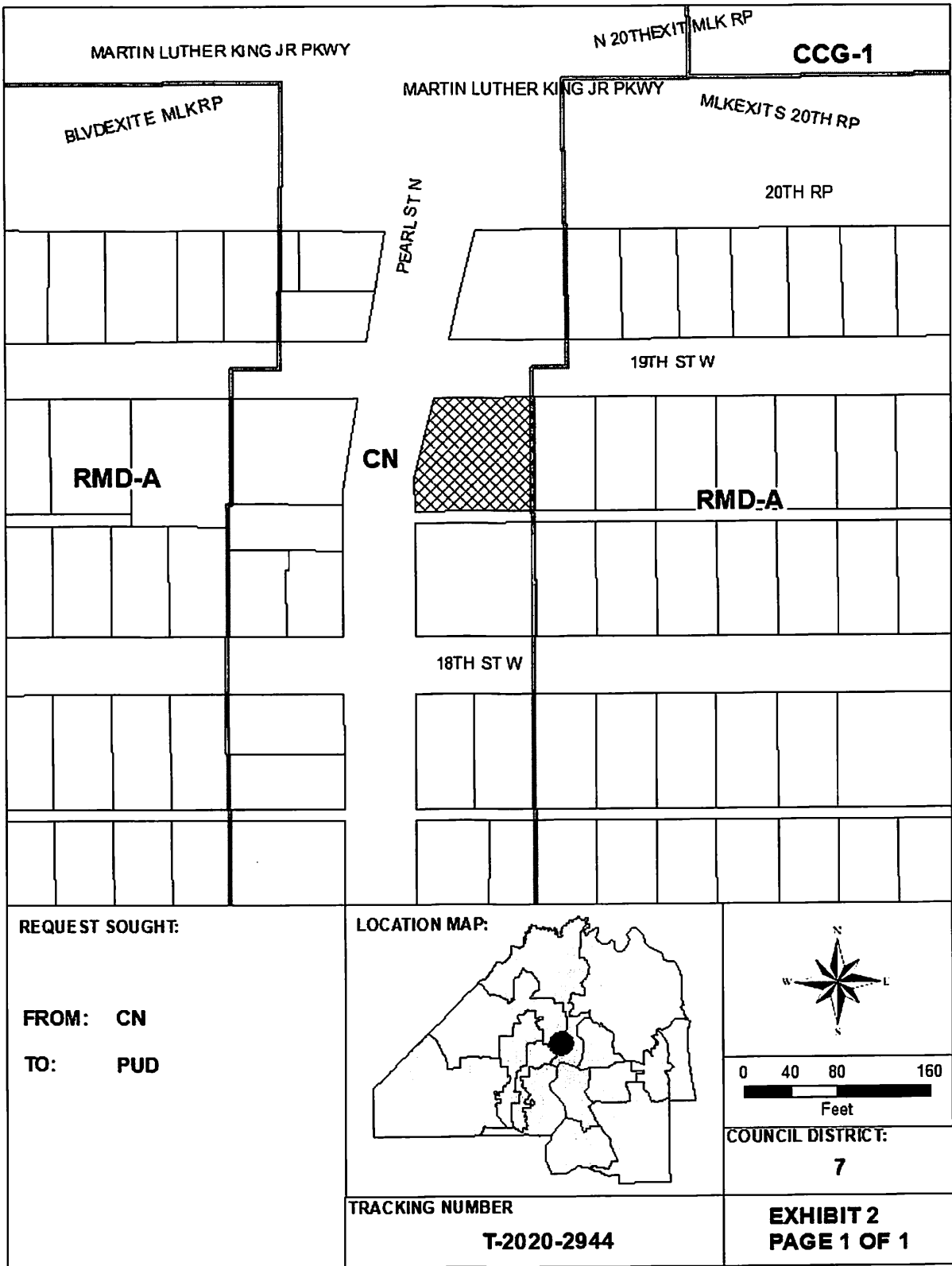
2-98 01-2S-26E LINDSLEYS S/D PT LOT 3 LOTS 8, 9 BLK 9

August 28, 2020

Exhibit 1

Page 1 of 1





**WRITTEN DESCRIPTION**

**PEARL STREET PUD**

**June 10, 2021**

**I. PROJECT DESCRIPTION**

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses:

Applicant proposes to rezone approximately 0.22 acres of property located at 0 Pearl Street North ( RE# 044390 0000) as more particularly described in Exhibit 1 (the "Property") from CN to PUD in order to permit Applicant to conduct a mobile car detailing service.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	CGC	CN	Vacant Lot
East	MDR	RMD-A	Single Family Dwellings
South	CGC	CN	Vacant Lot
West	CGC	CN	Vacant, Multi-Family Dwellings

- B. Project Name: Pearl Street PUD
- C. Project Agent: Roy Mosley
- D. Current Land Use Designation: CGC
- E. Current Zoning District: CN
- F. Requested Zoning District: PUD
- G. Real Estate Number: 044390 0000

**II. QUANTITATIVE DATA**

- A. Total Acreage: 0.22 acres.
- B. Total amount of land coverage of all buildings and structures: 0 acres

**III. STATEMENTS**

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

The Proposed PUD permits current CN uses along with allowing automated car washes and auto laundry by right and adding mobile car detailing services and manual car washes and uses permitted.

- 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. Medical and dental or chiropractor offices and clinics (but not hospitals).
2. Professional and business offices.
3. Multi-family residential vertically integrated with a permitted use on the ground floor.
4. Neighborhood retail sales and service establishments, however no individual building footprint shall exceed 40,000 square feet.
5. Service establishments such as barber or beauty shops, shoe repair shops.
6. Restaurants without drive-in or drive-through facilities.
7. Banks without drive-thru tellers and financial institutions, travel agencies and similar uses.
8. Libraries, museums and community centers.
9. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption.
10. Veterinarians meeting the performance standards and development criteria set forth in Part 4.
11. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
12. Employment office (but not a day labor pool).
13. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
14. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and

photography studios, and theaters for stage performances (but not motion picture theaters).

15. Pharmacies in existence as of the effective date of Ordinance 2018-75-E shall be legally permitted uses and shall not be deemed legal nonconforming uses.
16. Automated Car Washes meeting the performance standards and development criteria set forth in Part 4.
17. Auto Laundry, meeting the performance standards and development criteria set forth in Part 4.
18. Mobile Car Detailing Services
19. Manual Car Wash

**B. Permissible Uses by Exception:**

1. Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
2. Filling or gas stations, with ancillary single bay automated car wash, meeting the performance standards and development criteria set forth in Part 4.
3. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
4. An establishment or facility which includes the retail sale of beer or wine for on-premises consumption.
5. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
6. Permanent or restricted outside sale and service in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4.
7. Drive-thru facilities in conjunction with a permitted or permissible use or structure.
8. Day care centers meeting the performance standards and development criteria set forth in Part 4.
9. Animal boarding for household pets, meeting the performance standards and development criteria set forth in Part 4.

**C. Permitted Accessory Uses and Structures: As permitted in Section 656.403.**

## V. DESIGN GUIDELINES

### A. Lot Requirements:

1. Minimum lot area: 7,500 square feet, except as otherwise required for certain uses.
2. Minimum lot width: 75 feet, except as otherwise required for certain uses.
3. Maximum lot coverage: 50 percent
4. Minimum front yard: 10 feet
5. Minimum side yard: None
6. Minimum rear yard: 10 feet
7. Maximum height of structures: 35 feet, provided the building height shall not exceed 45 feet when adjacent to a single family use of zoning district.

### B. Ingress, Egress and Circulation:

1. *Parking Requirements:* Employee parking will be provided on-site, along with one ADA compliant space.
2. *Vehicular Access.* Vehicular access to the Property shall meeting Part 6 of the Zoning Code.
3. *Pedestrian Access.* Pedestrian access shall be provided by means of existing sidewalks along 19<sup>th</sup> Street West.

### C. Signs: Signage shall be permitted as provided in the Part 13 Sign Regulations of the Zoning Code.

### D. Landscaping: The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code. A 10 foot uncomplimentary land use buffer will be provided along the eastern property boundary.

### E. Recreation and Open Space: Recreation and open space shall be provided as required by Recreation and Open Space Element of the 2030 Comprehensive Plan.

### F. Utilities: Water, sanitary sewer and electric will be provided by JEA.

### G. Wetlands: Development which would impact wetlands will be permitted according to local, state and federal requirements.

## **1. 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 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community in that:

- A. The project is more efficient than would be possible through strict application of the Zoning Code;
- B. The project is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. The project will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan as follows:

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. 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. 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.
- 3. 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.
- 4. 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.

# SITE PLAN

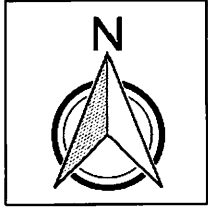
Pearl Street

Jacksonville Florida 32206

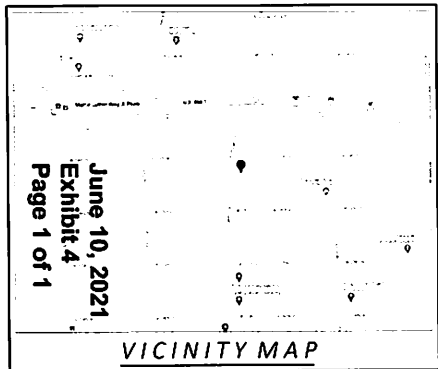
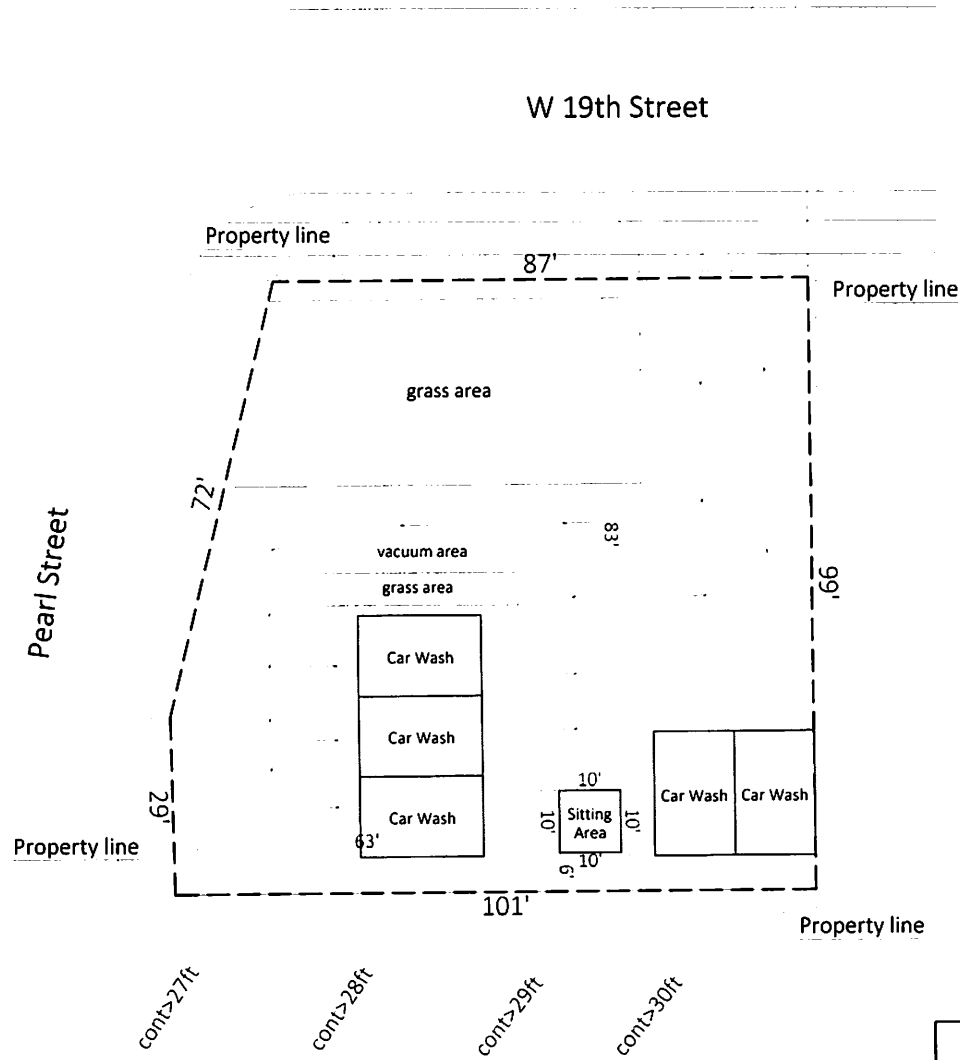
Parcel ID: 044390-0000

Lot area: 0.22 Acres

Plot Size: 11"x17"



scale 1"=20'



Created by:

GETASITEPLAN.COM  
WITH BEST QUALITY IN SHORT TIME

# EXHIBIT F

PUD Name

**Pearl Street PUD**

Date

Jun 10, 2021

## Land Use Table

---

Total gross acreage	<b>0.22</b>	Acres	<b>100</b>	%
Amount of each different land use by acreage				
Single family	<b>0</b>	Acres	<b>0</b>	%
Total number of dwelling units	<b>0</b>	D.U.		
Multiple family	<b>0</b>	Acres	<b>0</b>	%
Total number of dwelling units	<b>0</b>	D.U.		
Commercial	<b>0.22</b>	Acres	<b>100</b>	%
Industrial	<b>0</b>	Acres	<b>0</b>	%
Other land use	<b>0</b>	Acres	<b>0</b>	%
Active recreation and/or open space	<b>0</b>	Acres	<b>0</b>	%
Passive open space, wetlands, pond	<b>0</b>	Acres	<b>0</b>	%
Public and private right-of-way	<b>0</b>	Acres	<b>0</b>	%
Maximum coverage of non-residential buildings and structures	<b>0</b>	Sq. Ft.	<b>0</b>	%