

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 Comission** 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

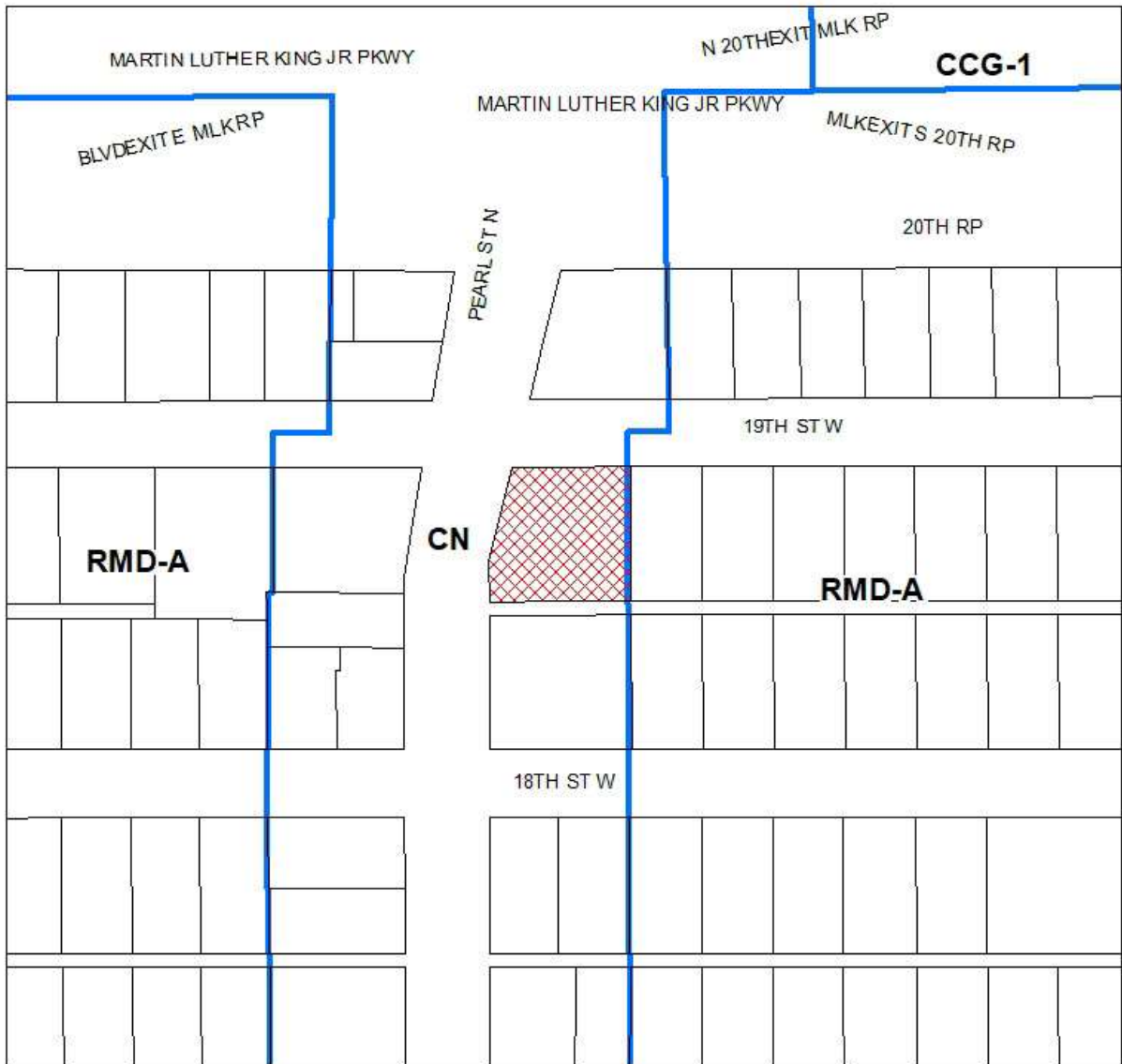
LEGAL DESCRIPTION

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

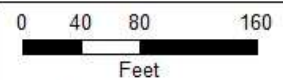
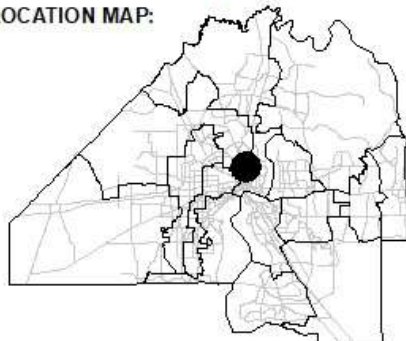


REQUEST SOUGHT:

FROM: CN

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2020-2944

**EXHIBIT 2
PAGE 1 OF 1**

EXHIBIT A - Property Ownership Affidavit

Date: 6/3/2020

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location:
RE#044390-0000 (0 PEARL STREET, JACKSONVILLE, FL 32206)

To Whom it May Concern:

Emilio Montilla hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for REZONING submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By

By

Print Name:

Print Name:

Its:

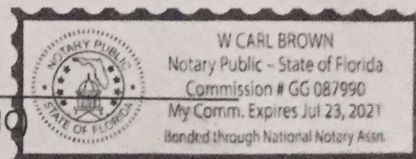
*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 3RD day of June 2020, by Emilio Jose Montilla, who is personally known to me or who has produced FL DL, exp 4-9-28 as identification and who took an oath.

(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)



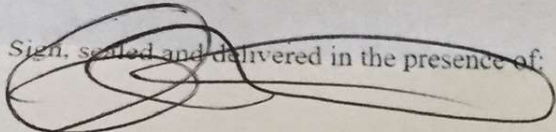
State of Florida at Large.

My commission expires: _____

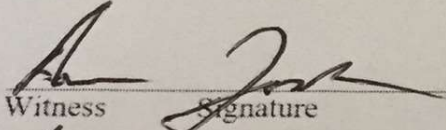
May 15, 2020

I. Emilio Montilla, owner of Emilio Montilla Investments and said owner of the property located at : 0 Pearl St. Jacksonville, Florida 32206 / RE#044390-0000. do hereby authorize **Roy Mosley** to act as and to file application(s) for the above referenced site location/property address and in connection with such authorization to file applications, papers, documents, requests and other matters necessary documents for such requested changes to anything for this property. This authorization is to include any department of City of Jacksonville and JEA.

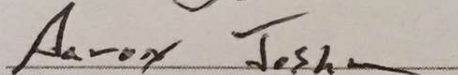
Sign, sealed and delivered in the presence of:



Emilio Montilla, as owner of Emilio Montilla Investments, Inc.


Witness Signature

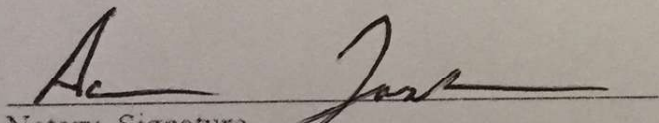
Witness Signature


Witness Printed Name

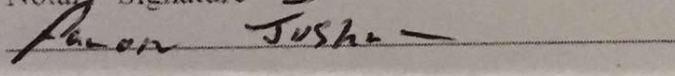
Witness Printed Name

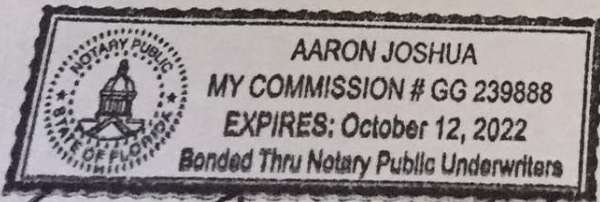
STATE OF FLORIDA
COUNTY OF DUVAL

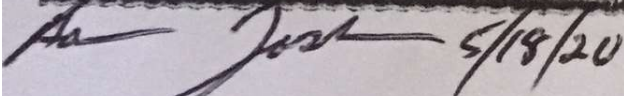
The foregoing instrument was acknowledged before me this 05/18/20
by **Emilio Montilla** who produced 12537210441290 as identification and
who did not take an oath.


Notary Signature

My commission expires: 10/12/2022


Witness Printed Name



 5/18/20

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 19th 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

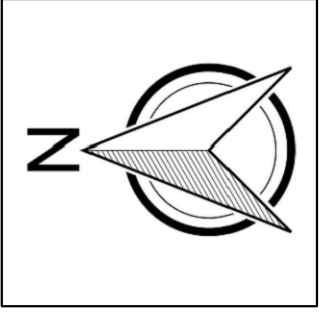
Pearl Street

Jacksonville Florida 32206

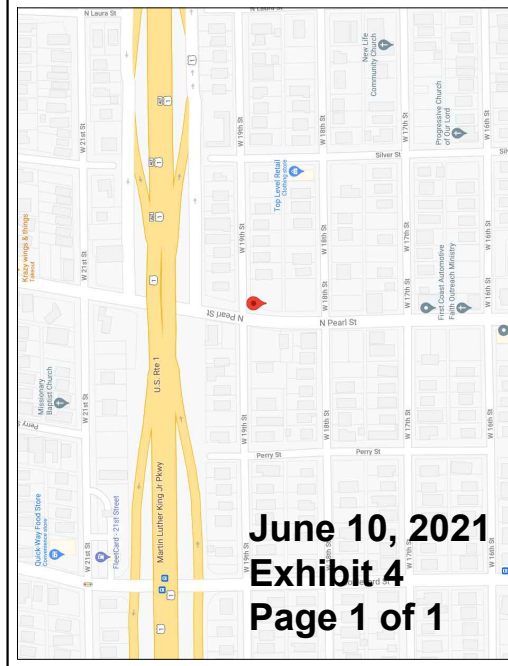
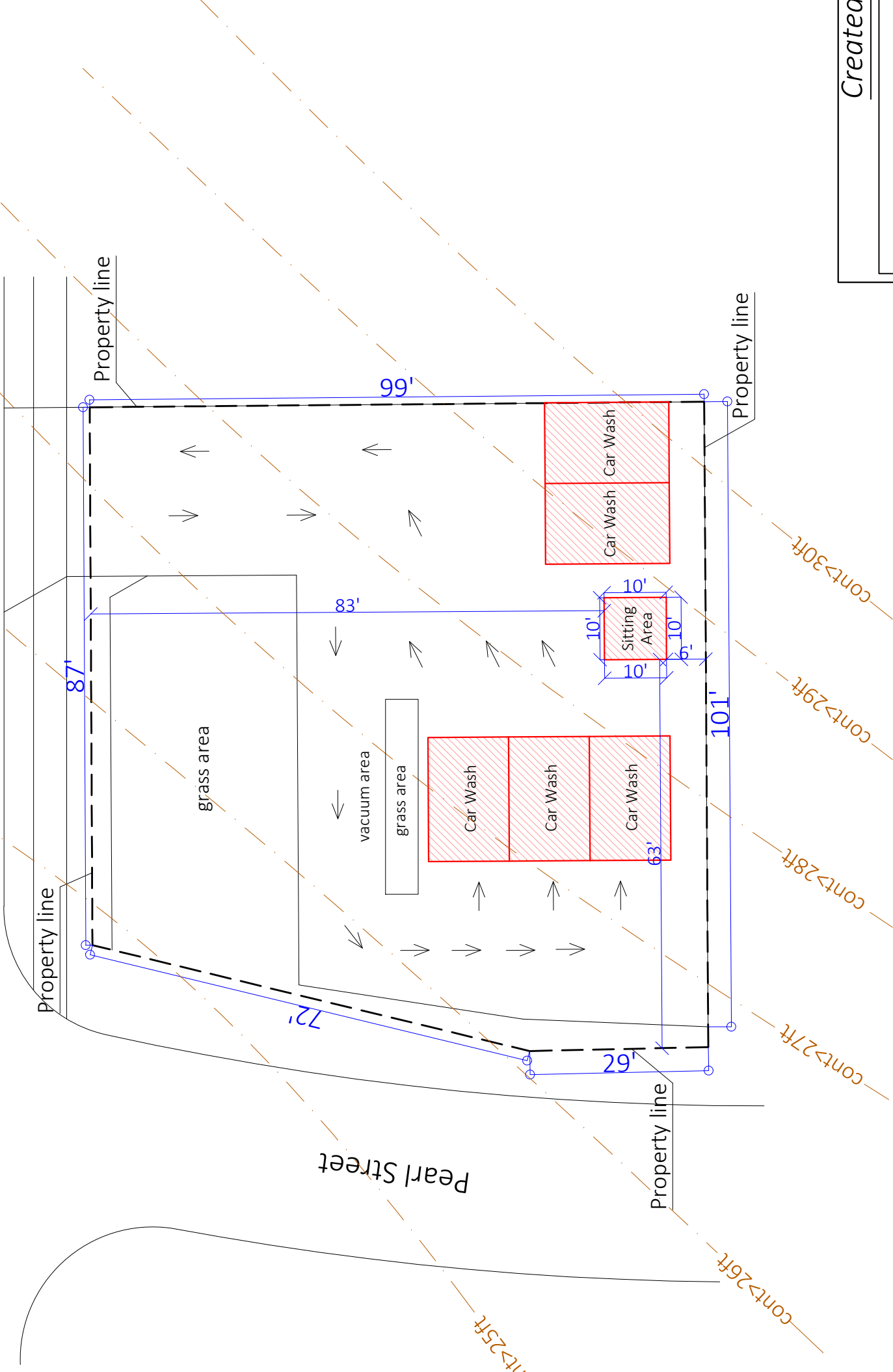
Parcel ID: 044390-0000

Lot area: 0.22 Acres

Plot Size: 11"x17"



scale 1"=20'



June 10, 2021
Exhibit 4
Page 1 of 1

VICINITY MAP

Created by:



EXHIBIT F

PUD Name

Pearl Street PUD

Date

Jun 10, 2021

Land Use Table

Total gross acreage	0.22	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	0.22	Acres	100 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space	0	Acres	0 %
Passive open space, wetlands, pond	0	Acres	0 %
Public and private right-of-way	0	Acres	0 %
Maximum coverage of non-residential buildings and structures	0	Sq. Ft.	0 %

THIS INSTRUMENT PREPARED BY:
Lawrence J. Bernard, P.A.
480 Busch Drive
Jacksonville, Florida 32218

RECORD AND RETURN TO:
Lawrence J. Bernard, P.A.
480 Busch Drive
Jacksonville, Florida 32218

RE PARCEL ID# _____

Contract sales price: \$10.00

**CORRECTIVE
QUIT - CLAIM DEED**

THIS QUIT - CLAIM DEED made this 30th day of October, 2012, by Emilio Montilla, conveying non-homestead real property both individually and d/b/a Emilio Montilla Investments hereinafter referred to as Grantor, whether one or more, and whose address is P.O. Box 54096, Jacksonville, Florida 32245 to Emilio Montilla Investments, Inc., a Florida corporation hereinafter referred to as Grantee, whether one or more, and whose address is P.O. Box 54096, Jacksonville, Florida 32245.

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, does remise, release and quit-claim unto Grantee the following described land situate, lying and being in the County of Duval, State of Florida to wit:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

THE PURPOSE OF THIS CORRECTIVE DEED IS TO PROVIDE THE CORRECT NAME OF THE GRANTEE IN REGARD TO THAT QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 14896, PAGE 427 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SUBJECT TO taxes accruing subsequent to December 31, 2012.
SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or in equity, to the only proper use, benefit and behoof of the Grantee.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

M. S. A. M. Pollock
M. S. A. M. Pollock
Witness

Emilio Montilla
Emilio Montilla

J. B.
JOSH BERNARD
Witness

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 30th day of October, 2012, by Emilio Montilla, conveying non-homestead real property. He has produced personally known as identification.

M. S. A. M. Pollock
M. S. A. M. Pollock
Notary Public, County and State Aforesaid
Notary Printed Signature
My commission expires: _____

