

PUD WRITTEN DESCRIPTION

6242 Old Soutel Court PUD

November 3, 2020

**I. PROJECT DESCRIPTION**

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

Applicant proposes to rezone approximately 1.43 acres of property from Industrial Business Park to Planned Unit Development to allow private club uses of the property located at 6242 Old Soutel Court as more particularly described in Exhibit 1 (the "Property") to include indoor and outside sales and service of all alcoholic beverages and restaurant related functions by right in conjunction with a restaurant.

The Property has been owned by Camp Allen LLC ("Applicant") since 2014. It is zoned Industrial Business Park and has operated retail establishments with sales of all types of merchandise and services, including restaurants and the retail sale of beer and wine for on- and off-premises consumption.

The property is currently used by Kelly J. Mixon American Legion Post 9 Jacksonville, FL Inc., a nonprofit, for American Legion related functions, including a restaurant with the retail sale of beer and wine, indoor and outdoor events that include ceremonies, concerts and fundraising events for veterans, families and the local community.

The American Legion Post restaurant seats 64 persons for lunch and dinner and is open Tuesday through Saturday.

Zoning approvals for the property have granted restaurants and the retail sales and service of all types of merchandise and services, including beer and wine as follows:

- E-14-41: Zoning exception to approve Luke's Sports Bar & Grill restaurant and the sale of all retail goods, including the sale of beer and wine for on and off premise consumption (2COP), granted Aug. 7, 2014.
- E-19-18: Zoning exception to approve American Legion Post 9 Jacksonville, FL Inc. for the retail sales and service of beer and wine for on premise consumption (2COP) in conjunction with a restaurant, granted April 18, 2019.

The surrounding existing land use and zoning designations are as follows:

North: Light Industrial land use; Industrial Light and Rural Residential-Acre zoning (undeveloped)

East: Light Industrial land use; Industrial Light zoning (trucking and repair service)

South: Light Industrial land use; Industrial Light zoning (logistics center)

West: Light Industrial land use; Industrial Light zoning (trucking and storage)

- B. Project name: 6242 Old Soutel Court PUD
- C. Project engineer: NA
- D. Project developer: Kelly J. Mixon American Legion Post 9 Jacksonville, FL Inc.
- E. Project agent: The Permit Guy LLC
- F. Current land use designation: Light Industrial. Commercial uses are permitted as a secondary use in the Industrial Category of the 2030 Comprehensive Plan.
- G. Current zoning district: Industrial Business Park; KingSoutel Crossing Community Redevelopment Area; Industrial Situational Compatibility Zone
- H. Requested zoning district: Planned Unit Development
- I. Real estate number: 030087 0000

## **II. QUANTITATIVE DATA**

- A. Total acreage: 1.43 acres
- B. Total amount of existing non-residential floor area: The main structure comprises 4,540 enclosed square feet. Additional structures include a 624-square-foot portable storage building and a 600-squarefoot covered smoking area.
- C. Total amount of land coverage of all buildings and structures: 5,764 square feet. No new structures are planned.

## **III. STATEMENTS**

- A. How does the proposed PUD differ from the usual application of the Zoning Code?
  - 1. The proposed PUD:
    - a. Permits inside and outside sales and service, including a restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on premise consumption.
    - b. Waives parking requirements for the existing development but requires that redevelopment of the property complies with the Zoning Code.
    - c. Waives the minimum liquor distance required by Section 656.805.
    - d. Commercial, recreational and entertainment facilities such as billiards, movie theaters, concert areas, ceremonial grounds, fitness centers and event centers with indoor and outdoor facilities.

## **IV. USES AND RESTRICTIONS**

- A. Permitted uses:
  - 1. All uses allowed by right in Industrial Business Park and Industrial Light zoning districts.
  - 2. Retail sales of all types of merchandise, service establishments including restaurants and the retail sale and service of all alcoholic beverages for on premise consumption.

3. Commercial, recreational and entertainment such as event centers with indoor and outdoor facilities.

B. Permitted accessory uses and structures: As permitted pursuant to Section 656.403.

C. Permissible uses by exception:

1. All uses allowed by exception in Industrial Business Park and Industrial Light zoning districts.

D. Restrictions on uses: All the permitted and permissible uses by exception in the IBP and IL zoning districts are subject to the following provisions unless otherwise provided for:

1. There shall be no outside sales and service after 11:00 p.m., Sunday through Thursday, and after midnight Friday and Saturday.

2. There shall be no outside amplified music, announcements, television, or entertainment after 11:00 p.m., Sunday through Thursday, and after midnight Friday and Saturday.

3. Restaurants shall be limited to a maximum of 100 indoor seats and 150 outdoor seats.

#### **V. DESIGN GUIDELINES**

A. Minimum lot requirements (width and area): None, except as otherwise required for certain uses.

B. Maximum lot coverage by all buildings: None, except as required for the impervious surface ratio required by Section 654.129.

C. Minimum setback requirements: None

D. Minimum yard requirements: None

E. Maximum height of structures: None

F. Zoning Overlay: Any redevelopment of the Property will follow the KingSoutel Crossing CRA unless otherwise provided in this PUD.

G. Ingress, egress and circulation:

1. Vehicular access: The Property maintains two access points from Old Soutel Court.

2. Pedestrian access: Pedestrian access to the property is available via sidewalks along Soutel Drive. H.

Signs: Any signs on the Property shall conform with Section 656.1333.

I. Landscaping: Additional landscaping shall conform with Section 656.1209.

J. Lighting: Any lighting on the Property shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the Project. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.

- K. Recreation and open space: Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan.
- L. Utilities: Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. Water and sanitary sewer are provided by well and septic systems. Electric is provided by JEA.

M. Wetlands: The proposed use will not impact any wetlands.

N. Minimum Distance:

The minimum distance between the Property and a church or school as required by Section 656.805(c) of the Code is waived.

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

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed PUD will be beneficial to the surrounding neighborhood and community. The PUD meets the following zoning and land use initiatives:

A. Is more efficient than would be possible through strict application of the Zoning Code:

The PUD will facilitate consistent occupancy of a structure by enabling indoor and outdoor sales and service and retail sale and service of all alcoholic beverages for on-site consumption regardless of the specific tenant operating in the Property. The PUD ensures consistency and compatibility with the surrounding area.

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:

The permitted and permissible uses detailed in this PUD are consistent with the underlying zoning district, the surrounding area, and with the historic use of the property.

Specifically, to the north, east, west and south are zoned IL and contain

industrial uses, trucking and logistic facilities and undeveloped industrial uses. Property to the northwest, across Soutel Drive, is zoned RR-Acre and mostly undeveloped.

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan:

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 of the Future Land Use Element of the 2030 Comprehensive Plan – 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 1.1.5 of the Future Land Use Element of the 2030 Comprehensive Plan – The amount of land designated for future development should provide for a balance of uses that:
  - a. Fosters vibrant, viable communities and economic development opportunities;
  - b. Addresses outdated development patterns;
  - c. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.
3. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
4. Policy 1.1.22 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
5. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.

6. Objective 3.2 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.

7. Policy 3.2.2 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

8. Policy 3.2.4 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.