

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

October 22, 2021

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2021-695**                      **Application for: Soutel Drive PUD**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond 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 with Condition**

Planning Commission Recommendation:                       **Approve with Condition**

This rezoning is subject to the following exhibits:

1. Legal description dated January 11, 2021.
2. **Revised written description dated October 18, 2021.**
3. Site plan dated September 2, 2021.

Recommended Planning Commission Conditions to the Ordinance:

**Planning Commission condition:**

1. ADA Compliant sidewalk shall be provided on the frontage of 2nd Avenue.

**Planning Department condition:**

1. ADA Compliant sidewalk shall be provided on the frontage of 2nd Avenue.

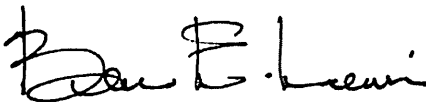
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	5-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Absent
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
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

## WRITTEN DESCRIPTION

2150 Soutel Drive  
October 18, 2021

### Background:

The proposed 4.5-acre project includes two office buildings, a maintenance building and 120 outdoor surface parking. The site is surrounded by trees on the east and north side. The subject property is currently vacant used as a warehouse and office building.

There will be no anticipated changes required to be made to the existing building. The existing landscape buffers will remain the same.

The proposed site is near Trout River & Ribault River and will allow the parking and storage of additional recreational vehicles and boats. The storage facility is anticipated to have a positive impact on the economy of the commercial corridor.

### I. PROJECT DESCRIPTION

- A. The site is 4.5 acres
- B. Project Architect/Planner: N/A
- C. Project Engineer: N/A
- D. Project Developer: NGJax LLC
- E. Current Land Use Category: CGC
- F. Current Zoning District: CCG-1
- G. Requested Zoning District: PUD
- H. Requested Land Use Category: CGC
- I. Real Estate Number(s): 035838-0000

### II. QUANTITATIVE DATA

- A. Total Acreage: 4.5 acres
- B. Total number of dwelling units by each type:
  - Residential housing (4 Plex): 8

- C. Total amount of non-residential floor area: 5,400 sq. feet
- D. Total amount of recreation area: Currently: N/A Will comply with 656.420 for any future residential.
- E. Total amount of open space: None
- F. Total amount of public/private rights of way: None
- G. Total amount of land coverage of all buildings and structures: 6 %
- H. Phase schedule of construction : This project may be developed in phases.

### III. STATEMENTS

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

The PUD differs by eliminating offensive or noxious uses that may negatively affect the surrounding area and reducing the amount of signage normally requested by a commercial use.

- 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.

There will be no areas within the PUD which will be maintained by the City.

- C. Justification for the rezoning.

(1)Is more efficient than would be possible through strict application of the Zoning Code;

(2)Is consistent with the 2030 Comprehensive Plan 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.

(3)Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 3.2.2: The City shall promote, through Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

- D. Phase schedule of construction (include initiation dates and completion dates):

This project may be developed in Phases, initiation, and completion dates to be determined.

#### **IV. USES AND RESTRICTIONS**

##### **A. Permitted Uses:**

- (1) Commercial retail sales and service establishments**
- (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.**
- (3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.**
- (4) Hotels and motels.**
- (5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.**
- (6) Art galleries, museums, community centers, dance, art or music studios.**
- (7) Vocational, trade or business schools and similar uses.**
- (8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.**
- (9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.**
- (10) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).**
- (11) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.**
- (12) Express or parcel delivery offices and similar uses (but not freight or truck terminals)**
- (13) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.**
- (14) Personal property storage establishments meeting the performance development criteria set forth in Part 4.**
- (15) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.**

(16) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

(17) Churches, including a rectory or similar use.

(18) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.

(19) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.

(20) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.

(21) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.

(22) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.

(23) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

(24) RV, Boat, Trailer, and other vehicle storage.

(25) Warehouse condos for commercial businesses.

(26) Medical and dental office or clinics (but not hospitals).

**B. Permissible Uses by Exception:**

(1) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.

(2) Residential treatment facilities and emergency shelters

(3) Multi-family residential integrated with a permitted use.

(4) Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.

(5) Auto laundry or manual car wash.

(6) Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).

(7) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.

(8) Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.

(9) Blood donor stations, plasma centers and similar uses.

(10) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.

(11) Billiard parlors.

(12) Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).

(13) Schools meeting the performance standards and development criteria set forth in Part 4.

(14) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

C. Limitations on Permitted or Permissible Uses by Exception:

There shall be no more than 100 RV, Boat, Trailer, or vehicles stored on the property at any time. All RV, Boat, Trailer, or vehicles shall be stored a minimum of fifteen (15) feet from any property line.

D. Permitted Accessory Uses and Structures: See Section 656.403, Zoning Code

V. DESIGN GUIDELINES

A. Lot Requirements

	Commercial	Residential
(1) <i>Minimum lot area:</i>	None, except as otherwise required for certain uses	Multi Family- 6,000 for the first 2 family units and 2,100 sf for each additional unit
(2) <i>Minimum lot width:</i>	None, except as otherwise required for certain uses.	Multi Family- 50 ft

(3) <i>Maximum lot coverage:</i>	None, except as otherwise required for certain uses. <i>Impervious surface ratio</i> as required by <u>Section 654.129</u> .	50 %
(4) <i>Minimum front yard:</i>	None	Multi Family- 20ft
(5) <i>Minimum side yard:</i>	None	Multi Family-10
(6) <i>Minimum rear yard:</i>	10 feet	Multi Family-20
(7) <i>Maximum height of structures:</i>	60 feet	

**B. Ingress, Egress and Circulation:**

(1) *Parking Requirements.* 20 parking spaces have been reserved for the existing 2 office buildings measuring 5,400 sq feet. All other uses shall comply with the off-street parking requirements in Part 6 of the Zoning Code.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall thru a secured gate located on 2<sup>nd</sup> Avenue as shown in the Site Plan. There is a secondary access point located on Soutel Drive that can also be used for accessing the facility. The final location of all access points is subject to the review and approval of the Development Services Division.

(3) *Pedestrian Access.*

a. Pedestrian access shall be provided by existing sidewalks on Soutel Drive and 2nd Avenue.

**C. Signs:**

(1) Two signs not to exceed 24 square feet in area and 8 feet in height to be provided on the intersection of 2<sup>nd</sup> Avenue and Soutel Drive.

**D. Landscaping:**

The existing landscaping will be improved by planting shrubs and flowers at the entrance of the facility and near the office building. Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

**E. Recreation and Open Space:**

Recreation and open space for the residential component will be provided per Section 656.420 of the Zoning Code.

**F. Utilities**



Water and Electric will be provided by JEA.

**G. Wetlands**

There are no wetlands on the subject property.

**VI. DEVELOPMENT PLAN APPROVAL**

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property and showing the general layout of the overall Property.

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR****APPLICATION FOR REZONING ORDINANCE 2021-0695 TO****PLANNED UNIT DEVELOPMENT****OCTOBER 21 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 **2021-0695** to Planned Unit Development.

***Location:*** 2150 Soutel Drive

***Real Estate Numbers:*** 035838-0000

***Current Zoning Districts:*** Commercial Community General-1 (CCG-1)

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

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

***Planning District:*** Northwest, District 5

***Agent:*** Lara Hipps  
Hipps Group Inc.  
1650 Margaret Street #323  
Jacksonville, FL 32204

***Owner:*** Navin Chadha  
NGJAX LLC  
9931 Blakeford Mill Road  
Jacksonville, FL 32256

***Staff Recommendation:*** **APPROVE W/ CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development **2021-0695** seeks to rezone approximately 4.5± acres of land from Commercial Community General-1 (CCG-1) to Planned Unit Development (PUD). The rezoning to PUD is being sought in order to allow for the outside storage of RV, boats and trailers. The proposed PUD differs from the conventional zoning district by eliminating intensive or noxious uses that may negatively affect the surrounding area and reducing the amount of signage normally allowed by a commercial use.

**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.

**STANDARDS, CRITERIA AND FINDINGS**

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

***(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. CGC in the Urban Development Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure.

The proposed Planned Unit Development (PUD) would allow for the storage of RVs, boats, and trailers. Principle uses in the CGC land use category within the Urban Development Area includes commercial retail sales and service establishments including auto sales; restaurants; hotels and motels; offices; business and professional offices including veterinary offices; financial institutions; multi-family dwellings; live/work units; commercial recreational and entertainment facilities; auto repair and sales, mobile home/motor home rental and sales, boat storages and sales; off street parking lots and garages; filling stations; and uses associated with and developed as an integral component of Transit-Oriented Developments (TOD).

Storage of RVs, boats, and trailers is a permitted use within the CGC land use category. The uses identified in the PUD written description and the site plan are consistent with the CGC land use category.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

***(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

**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.

*The proposed site is located within the Urban Development Area and will be served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.*

**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.

*The subject property is located at the corner of Soutel Drive and 2<sup>nd</sup> Avenue and if approved would allow a vacant underutilized piece of property to be developed to permit outside storage. The proposed development will protect and preserve the character of the surrounding neighborhood and become a service to the neighborhood therefore being in compliance with Goal 3.*

***(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 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): Community General Commercial (CGC). 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***

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.

The agent/owner would need to apply/submit a Mobility application & a CCAS/CRC application to the Concurrency & Mobility Management System Office for review/assessment/approval.

***(3) Allocation of residential land use***

This proposed Planned Unit Development is being sought in order to allow for the outside storage of RV, boats and trailers. Moreover, 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 proposal Planned Unit Development shall be based on the following factors:

**The use of existing and proposed landscaping:** Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code. Additionally, the existing landscaping will be improved by planting shrubs and flowers at the entrance of the facility and near the office building.

**The treatment of pedestrian ways:** Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

**Traffic and pedestrian circulation patterns:** Vehicular access to the Property shall be by way of 2nd Avenue thru a secured gate and secondary access point located on Soutel Drive. Comments from Traffic & Engineering dated October 5, 2021 includes:

- ADA Compliant sidewalk shall be provided on the frontage of 2nd Avenue.

Soutel Drive, from Lem Turner Road to Norfolk Boulevard, is the directly accessed functionally classified roadway in the vicinity. Soutel Drive is a 4-lane undivided arterial in this vicinity, and is currently operating at 41.53% of capacity. This Soutel Drive segment has a maximum daily capacity of 22,185 vpd and a 2020 daily traffic volume of 9,475 vpd.

**This development is subject to mobility fee review.**

***(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 property is located at the corner of Soutel Drive, minor arterial roadway, and 2<sup>nd</sup> Avenue just west of Lem Turner Road. The south side of Soutel Drive is primarily zoned Commercial Community General-2 (CCG-2)

with uses that range from warehousing/ open storage and service garages. The subject property is surrounded on the north and west side by vacant undeveloped land.

**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	LDR	RLD-60	Vacant
South	CGC	CCG-2	Warehouse/ Open Storage
East	LDR	RLD-60	Church
West	MDR	RMD-D	Vacant

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

The request is for a rezoning from CCG-1 to PUD in order to allow for the outside storage of RV, boats and trailers. The PUD is appropriate at this location with specific reference to the following:

**The availability and location of utility services and public facilities and services:** The subject site will be serviced by JEA for city water and sewer.

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

The PUD will not include recreational uses.

***(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 confirmed there is no presence of wetlands on-site.

***(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 parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code. Additionally, 20 parking spaces have been reserved for the existing 2 office buildings measuring 5,400 square feet.

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

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

### SUPPLEMENTARY INFORMATION

The applicant provided evidence and a signed affidavit indicating the required Notice of Public Hearing signs were posted on **October 5, 2021**.



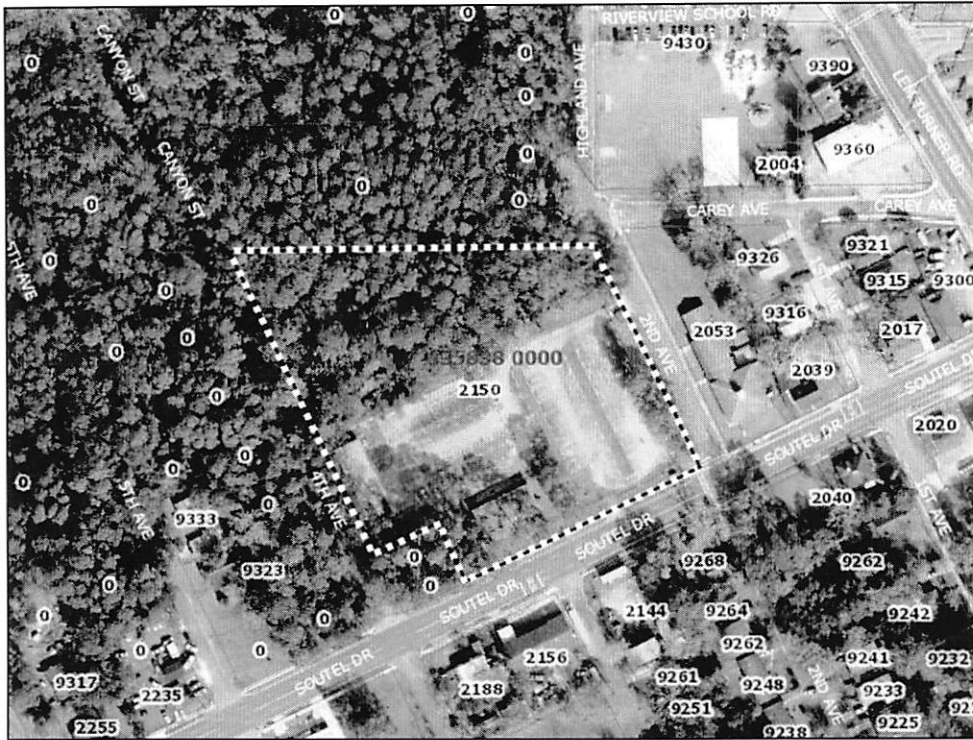
### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2021-0695 be **APPROVED with the following exhibits:**

- The legal description dated January 11, 2021.**
- The written description dated September 2, 2021.**
- The site plan dated September 2, 2021.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-0695 be **APPROVED W/ CONDITION**.

- 1. ADA Compliant sidewalk shall be provided on the frontage of 2nd Avenue.**



**Aerial View**

*Source: JaxGIS*



**View of Subject Property**

*Source: Planning & Development Dept.  
Date: October 5, 2021*





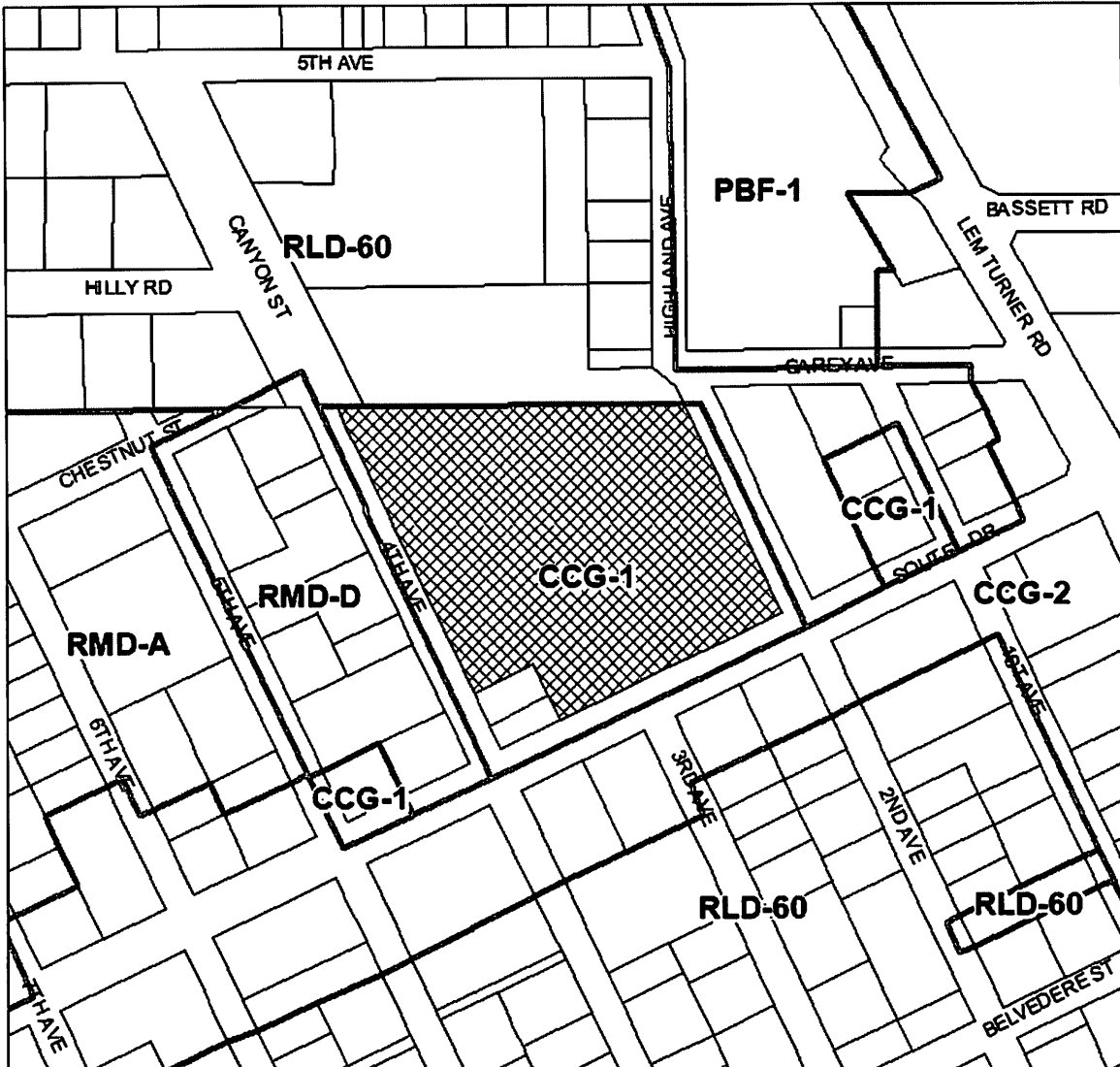
**View of Subject Property**

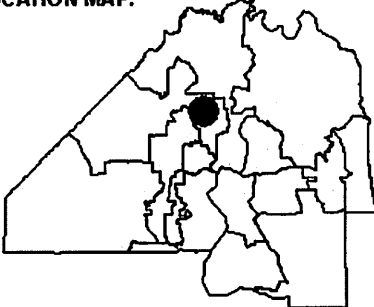
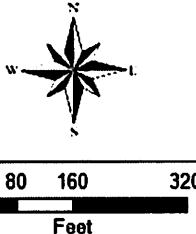
*Source: Planning & Development Dept.  
Date: October 5, 2021*



**View of Property to the East**

*Source: Planning & Development Dept.  
Date: October 5, 2021*



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM:</b> CCG-1</p> <p><b>TO:</b> PUD</p>	<p><b>LOCATION MAP:</b></p> 	 <p><b>COUNCIL DISTRICT:</b></p> <p>8</p>
<p><b>TRACKING NUMBER</b></p> <p>T-2021-3284</p>		<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

**Application For Rezoning To PUD****Planning and Development Department Info****Ordinance #** 2021-0695 **Staff Sign-Off/Date** ELA / 09/13/2021**Filing Date** 09/28/2021 **Number of Signs to Post** 3**Hearing Dates:****1st City Council** 10/26/2021 **Planning Commission** 10/21/2021**Land Use & Zoning** 11/02/2021 **2nd City Council** N/A**Neighborhood Association** TROUT RIVER JAX, RIVERVIEW NEIGHBORHOOD ASSOCIATION**Neighborhood Action Plan/Corridor Study** N/A**Application Info****Tracking #** 3284 **Application Status** FILED COMPLETE**Date Started** 12/10/2020 **Date Submitted** 01/07/2021**General Information On Applicant**

Last Name	First Name	Middle Name
CHADHA	NAVIN	

**Company Name**  
NGJAX LLC**Mailing Address**  
9931 BLAKEFORD MILL ROAD

City	State	Zip Code
JACKSONVILLE	FL	32256

Phone	Fax	Email
9042304270	904	RINANAVIN@YAHOO.COM

**General Information On Owner(s)****Check to fill first Owner with Applicant Info**

Last Name	First Name	Middle Name
CHADHA	NAVIN	

**Company/Trust Name**  
NGJAX LLC**Mailing Address**  
9931 BLAKEFORD MILL ROAD

City	State	Zip Code
JACKSONVILLE	FL	32256

Phone	Fax	Email
9046355371		NGJAXLLC@GMAIL.COM

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

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 035838 0000	8	5	CCG-1	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)** 4.50**Development Number****Proposed PUD Name****Justification For Rezoning Application**

I WOULD LIKE TO USE THE PARKING SPACE IN THE EXISITING PROPERTY TO STORE RV, BOATS AND TRAILERS

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

OFF OF 2ND AVE AND CAREY AVE

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
2150	SOUTEL DR	32208

**Between Streets**2ND AVE **and** CAREY AVE**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

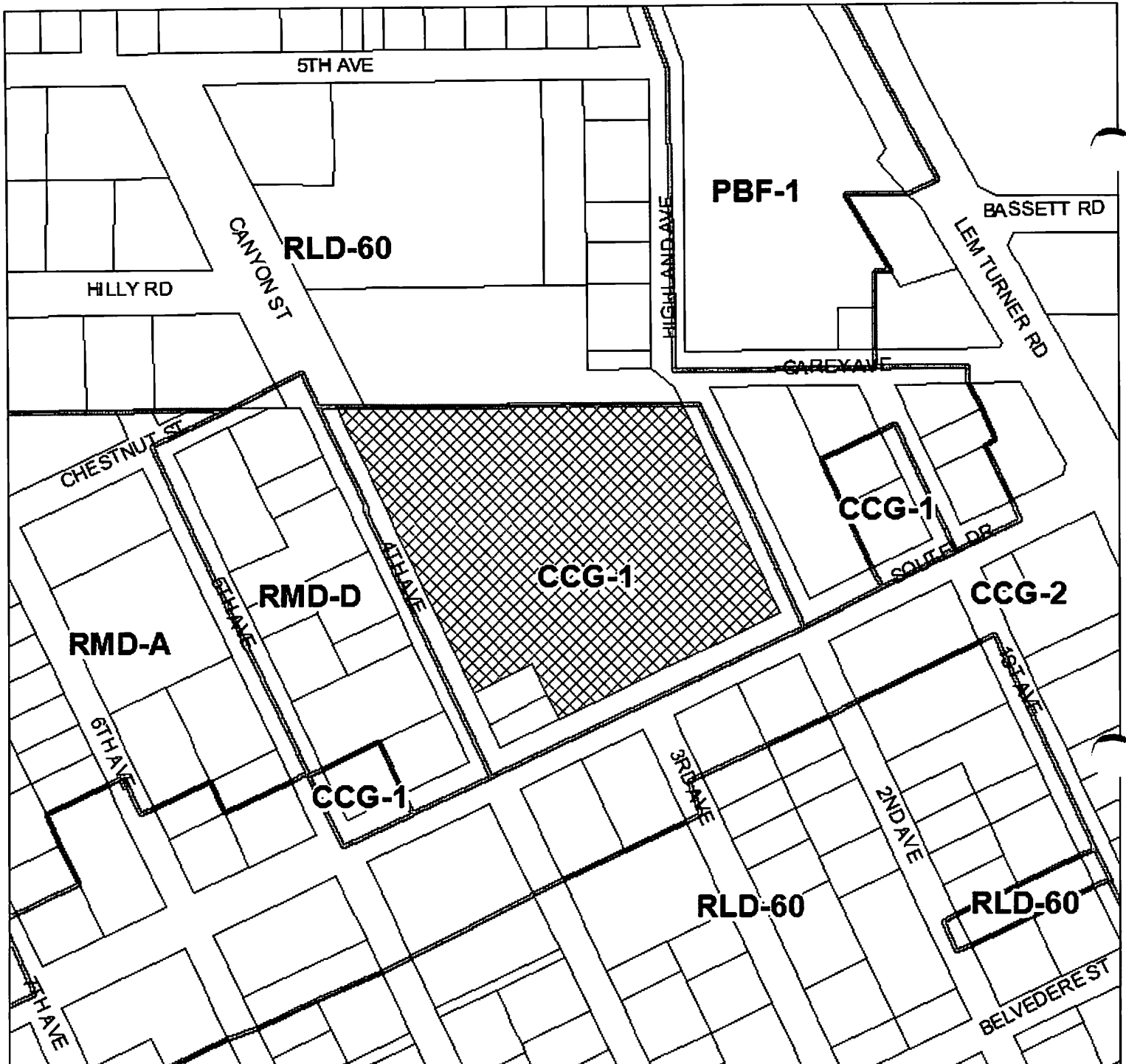
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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

- |  |            |
|--|------------|
| <b>1) Rezoning Application's General Base Fee:</b>                     | \$2,269.00 |
| <b>2) Plus Cost Per Acre or Portion Thereof</b>                        |            |
| <b>4.50 Acres @ \$10.00 /acre:</b>                                     | \$50.00    |
| <b>3) Plus Notification Costs Per Addressee</b>                        |            |
| <b>43 Notifications @ \$7.00 /each:</b>                                | \$301.00   |
| <b>4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):</b> | \$2,620.00 |

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

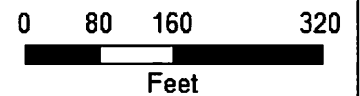
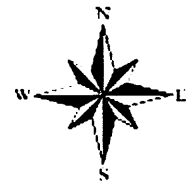
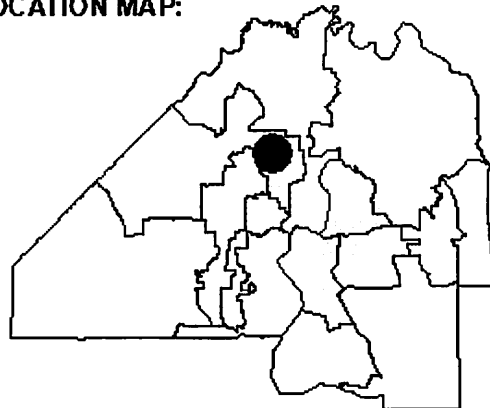


**REQUEST SOUGHT:**

**FROM: CCG-1**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**8**

**TRACKING NUMBER**

**T-2021-3284**

**EXHIBIT 2  
PAGE 1 OF 1**

## Exhibit D

### WRITTEN DESCRIPTION

2150 Soutel Drive  
September 2, 2021

#### Background:

The proposed 4.5-acre project includes two office buildings, a maintenance building and 120 outdoor surface parking. The site is surrounded by trees on the east and north side. The subject property is currently vacant used as a warehouse and office building.

There will be no anticipated changes required to be made to the existing building. The existing landscape buffers will remain the same.

The proposed site is near Trout River & Ribault River and will allow the parking and storage of additional recreational vehicles and boats. The storage facility is anticipated to have a positive impact on the economy of the commercial corridor.

#### I. PROJECT DESCRIPTION

- A. The site is 4.5 acres
- B. Project Architect/Planner: N/A
- C. Project Engineer: N/A
- D. Project Developer: NGJax LLC
- E. Current Land Use Category: CGC
- F. Current Zoning District: CCG-1
- G. Requested Zoning District: PUD
- H. Requested Land Use Category: CGC
- I. Real Estate Number(s): 035838-0000

#### II. QUANTITATIVE DATA

- A. Total Acreage: 4.5 acres
- B. Total number of dwelling units by each type:  
Residential housing (4 Plex): 8
- C. Total amount of non-residential floor area: 5,400 sq. feet
- D. Total amount of recreation area: Currently: N/A Will comply with 656.420 for any future residential.
- E. Total amount of open space: None

F. Total amount of public/private rights of way: None

G. Total amount of land coverage of all buildings and structures: 6 %

H. Phase schedule of construction : This project may be developed in phases.

### III. STATEMENTS

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

The PUD differs by eliminating offensive or noxious uses that may negatively affect the surrounding area and reducing the amount of signage normally requested by a commercial use.

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.

There will be no areas within the PUD which will be maintained by the City.

C. Justification for the rezoning.

(1)Is more efficient than would be possible through strict application of the Zoning Code;

(2)Is consistent with the 2030 Comprehensive Plan 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.

(3)Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 3.2.2: The City shall promote, through Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

D. Phase schedule of construction (include initiation dates and completion dates):

This project may be developed in Phases, initiation, and completion dates to be determined.

### IV. USES AND RESTRICTIONS

A. Permitted Uses:

(1)Commercial retail sales and service establishments

(2)Banks, including drive-thru tellers, savings and loan institutions, and similar uses.

(3)Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.

(4)Hotels and motels.



(5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.

(6) Art galleries, museums, community centers, dance, art or music studios.

(7) Vocational, trade or business schools and similar uses.

(8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.

(9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.

(10) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).

(11) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.

(12) Express or parcel delivery offices and similar uses (but not freight or truck terminals)

(13) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.

(14) Personal property storage establishments meeting the performance development criteria set forth in Part 4.

(15) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

(16) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

(17) Churches, including a rectory or similar use.

(18) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.

(19) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.

(20) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.

(21) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.

(22) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.

(23) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

(24) RV, Boat, Trailer, and other vehicle storage.

(25) Warehouse condos for commercial businesses.

**B. Permissible Uses by Exception:**

(1) Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.

(2) Residential treatment facilities and emergency shelters

(3) Multi-family residential integrated with a permitted use.

(4) Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.

(5) Auto laundry or manual car wash.

(6) Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).

(7) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.

(8) Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.

(9) Blood donor stations, plasma centers and similar uses.

(10) Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.

(11) Billiard parlors.

(12) Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).

(13) Schools meeting the performance standards and development criteria set forth in Part 4.

(14) Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

**C. Limitations on Permitted or Permissible Uses by Exception:**

There shall be no more than 100 RV, Boat, Trailer, or vehicles stored on the property at any time. All RV, Boat, Trailer, or vehicles shall be stored a minimum of fifteen (15) feet from any property line.

D. Permitted Accessory Uses and Structures: See Section 656.403, Zoning Code

V. DESIGN GUIDELINES

A. Lot Requirements

	Commercial	Residential
(1) <i>Minimum lot area:</i>	None, except as otherwise required for certain uses	Multi Family- 6,000 for the first 2 family units and 2,100 sf for each additional unit
(2) <i>Minimum lot width:</i>	None, except as otherwise required for certain uses.	Multi Family- 50 ft
(3) <i>Maximum lot coverage:</i>	None, except as otherwise required for certain uses. <i>Impervious surface ratio</i> as required by <u>Section 654.129</u> .	50 %
(4) <i>Minimum front yard:</i>	None	Multi Family- 20ft
(5) <i>Minimum side yard:</i>	None	Multi Family-10
(6) <i>Minimum rear yard:</i>	10 feet	Multi Family-20
(7) <i>Maximum height of structures:</i>	60 feet	

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* 20 parking spaces have been reserved for the existing 2 office buildings measuring 5,400 sq feet. All other uses shall comply with the off-street parking requirements in Part 6 of the Zoning Code.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall thru a secured gate located on 2<sup>nd</sup> Avenue as shown in the Site Plan. There is a secondary access point located on Soutel Drive that can also be used for accessing the facility. The final location of all access points is subject to the review and approval of the Development Services Division.

(3) *Pedestrian Access.*

a. Pedestrian access shall be provided by existing sidewalks on Soutel Drive and 2nd Avenue.

C. Signs:

(1) Two signs not to exceed 24 square feet in area and 8 feet in height to be provided on the intersection of 2<sup>nd</sup> Avenue and Soutel Drive.

**D. Landscaping:**

The existing landscaping will be improved by planting shrubs and flowers at the entrance of the facility and near the office building. Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

**E. Recreation and Open Space:**

Recreation and open space for the residential component will be provided per Section 656.420 of the Zoning Code.

**F. Utilities**

Water and Electric will be provided by JEA.

**G. Wetlands**





There are no wetlands on the subject property.

**VI. DEVELOPMENT PLAN APPROVAL**

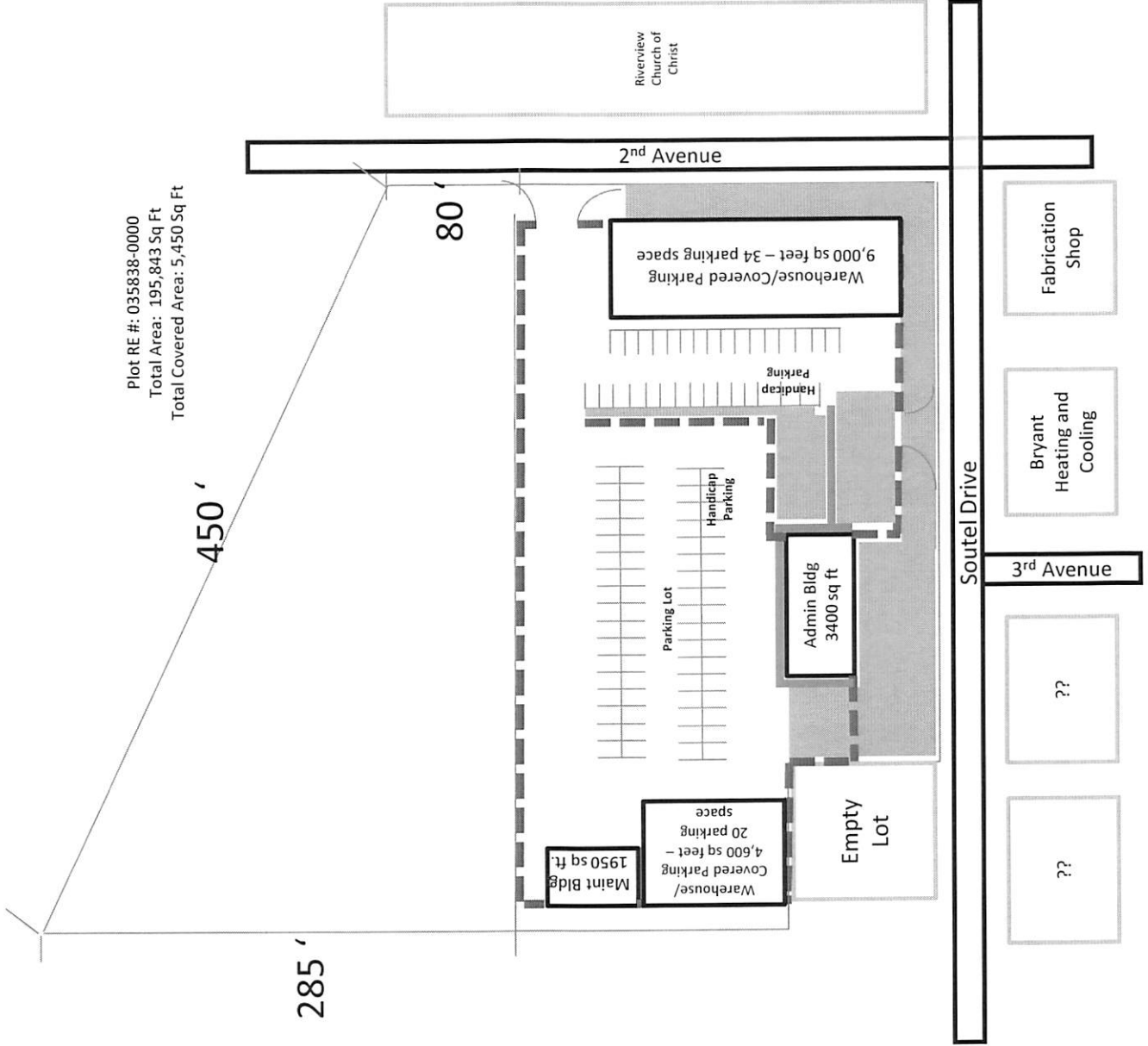
With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property and showing the general layout of the overall Property.

# Site Map of 2150 Soutel Dr. Jacksonville FL 32208

Date: 9/2/2021  
 Scale: 1"=100'

-  Fence
-  Plot Boundary
-  Landscaping/Grass
-  Adjutant Property Use

Plot RE #: 035838-0000  
 Total Area: 195,843 Sq Ft  
 Total Covered Area: 5,450 Sq Ft



**EXHIBIT F**

**2150 Soutel Drive Jacksonville FL 32208**

**Land Use Table**

<b>Use Type</b>	<b>Total Area</b>	<b>% of total area</b>
Commercial Buildings	4,590	2.34
Parking for commercial buildings	6,000	3.06
Landscaping	10,000	5.11
RV, Boat, Trailer parking	79,410	40.55
Trees and future expansion	95,843	48.94
<b>Total Area</b>	<b>195,843</b>	<b>100</b>