

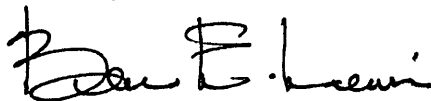
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

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

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Absent
Alex Moldovan	Aye
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2021-0042 TO****PLANNED UNIT DEVELOPMENT****MARCH 4, 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 2021-0042 to Planned Unit Development.

Location: 6242 Old Soutel Court

Real Estate Numbers: 030087-0000

Current Zoning Districts: Industrial Business Park (IBP)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Light Industrial (LI)

Planning District: Northwest, District 5

Agent: Scott Sailer
3736 Southern Hills Drive
Jacksonville, FL 32225

Owner: Richard Camp
Camp Allen
6242 Old Soutel Court
Jacksonville, FL. 32219

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2021-0042 seeks to rezone approximately 1.43± acres of land from Industrial Business Park (IBP) to Planned Unit Development (PUD). The rezoning to PUD is being sought in order to allow for the sale and service of all alcoholic beverages by right with no seating limitation. The current IBP Zoning District of the property only allows for the indoor sale and service of alcoholic beverages by exception, with a limitation of 25% of the building being used for the sale and service (or 40 seats, whichever is less).

The property is currently being used as an American Legion Post that was previously approved to operate under Exception E-19-18 with three conditions. The primary conditions from the exception were to develop the parking lot in accordance with 656.607 of the zoning code, and to develop the parking lot in accordance with the site plan dated October 6, 2015 submitted with the exception. The parking lot was never brought into compliance with these conditions and a new parking lot layout was submitted with this PUD Application.

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 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 to include indoor and outside sales and service of all alcoholic beverages and restaurant related functions by right in conjunction with a restaurant.

(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:

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.

The proposed PUD will not change the existing LI Land Use Pattern that exists in the surrounding area. The proposed PUD is consistent with Objective 1.1.

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.

The proposed rezoning will not have negative effects on the existing industrial area as the parcel has been operating as a restaurant facility since at least 2014, and will provide a different type of employment for an area that is dominated by trucking facilities.

KingSoutel Corridor Study

The property is located in the Old Kings Road District along the corridor. The Corridor study states this area was bypassed for many years. In addition, two rail lines intersect the area, which created an emerging industrial area and provided local jobs. In this area, there is also a market for retail, office and housing and a variety of development projects are appropriate.

(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): Light Industrial (LI). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

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. Since it looks like it's still going to be a similar use of what is already established on the property, the agent/owner will not need to apply for Mobility or Concurrency for this proposed project since they aren't adding any new buildings.

(3) Allocation of residential land use

No residential uses are proposed under the PUD.

(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: The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

The treatment of pedestrian ways: No internal sidewalks are proposed on the site plan, however the property will need to conform to part 6 of the Zoning Code.

Traffic and pedestrian circulation patterns: Vehicular access to the Property shall be by way of Old Soutel Court on both the western and northern property boundaries as shown in the Site Plan.

(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 on the south side of Soutel Drive and Old Soutel Court in an area that is primarily industrial. The surrounding properties are either vacant or used as warehousing, trucking terminal / repair facilities, or storage.

The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LI	RR-Acre/IL	Vacant Industrial/Residential
South	LI	IL	Warehouse/ Transit
East	LI	IL	Truck Service Garage / Vehicle Repair
West	LI	RLD-60	Trailer Storage

(6) Intensity of Development

The request is for a rezoning from IBP to PUD in order to permit the full service of all alcoholic beverages by right. 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. JEA does not a sewer main with ¼ mile of the property according to the JEA Availability Letter dated December 18th 2020. Any possible new construction in the future will be addressed by JEA during the time of Construction Plan Approval.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property is located just off of Soutel Drive which is a non-classified highway. However, the property is located .35 miles east of the intersection of Pritchard Road (Collector Highway) and Old Kings Road (Minor Arterial). Additionally, Pritchard Road turns into Soutel Drive at the aforementioned intersection and continues to I-295 approximately .70 miles west of the intersection.

(7) Usable open spaces plazas, recreation areas.

The PUD will not include recreational uses.

(8) Impact on wetlands

No Wetlands were indicated on the property. Therefore, no impact on any wetlands is predicted to happen with the proposed rezoning.

(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 are require to comply Part 6 of the Zoning Code.

(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 **January 26, 2021**.



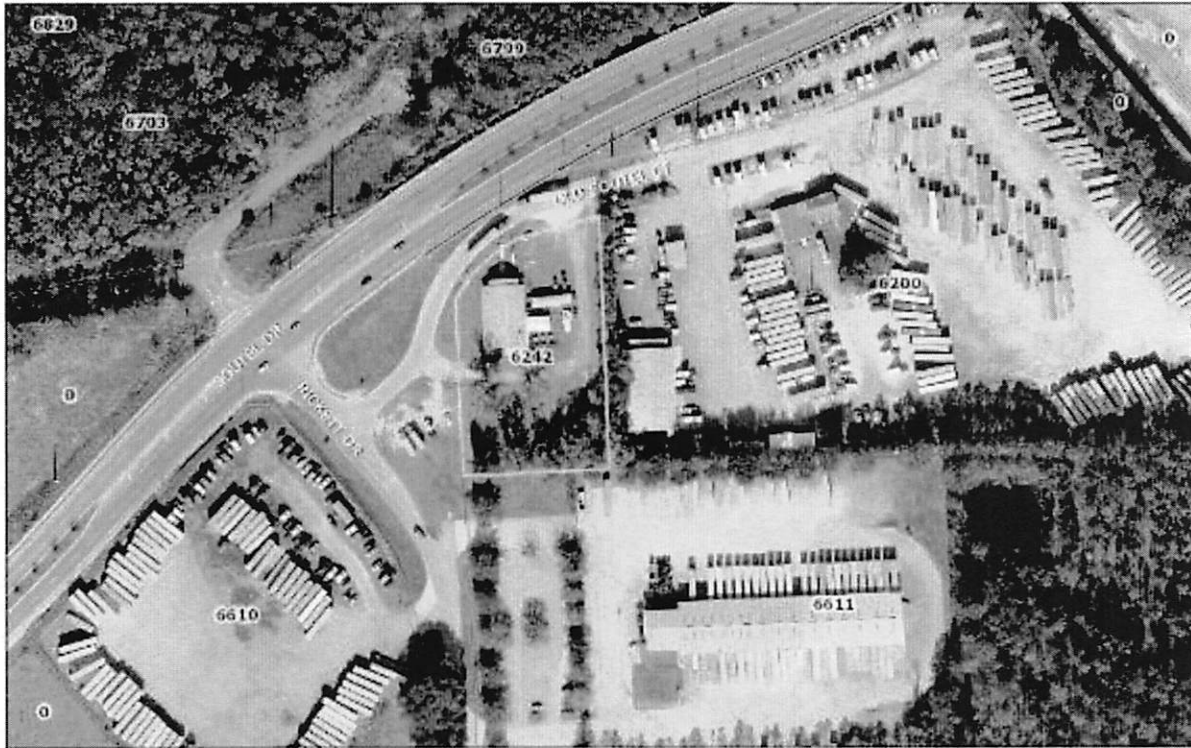
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2021-0042 be **APPROVED with the following exhibits:**

1. The legal description dated January 12, 2021
2. The written description dated November 3, 2020.
3. The site plan dated November 10, 2020.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-0042 be **APPROVED with Conditions that can only be changed through a rezoning:**

- 1.) Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.
- 2.) The parking surface must be brought into compliance with Part 6 of the Zoning Code prior to the issuance of a new Certificate of Use.



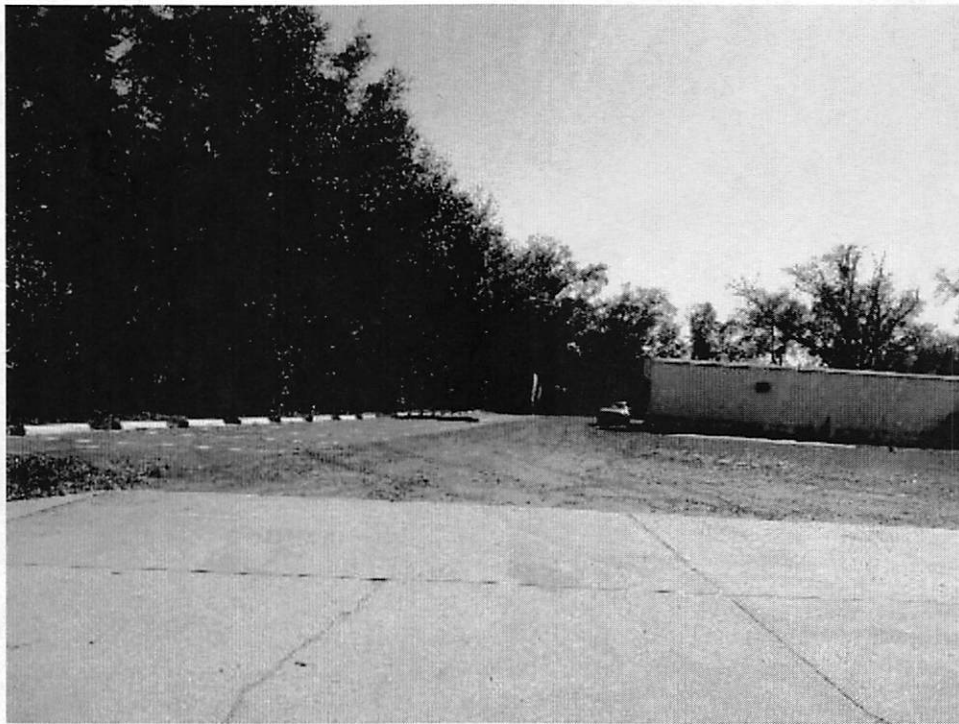
Aerial View

Source: JaxGIS
Date: February 5, 2021



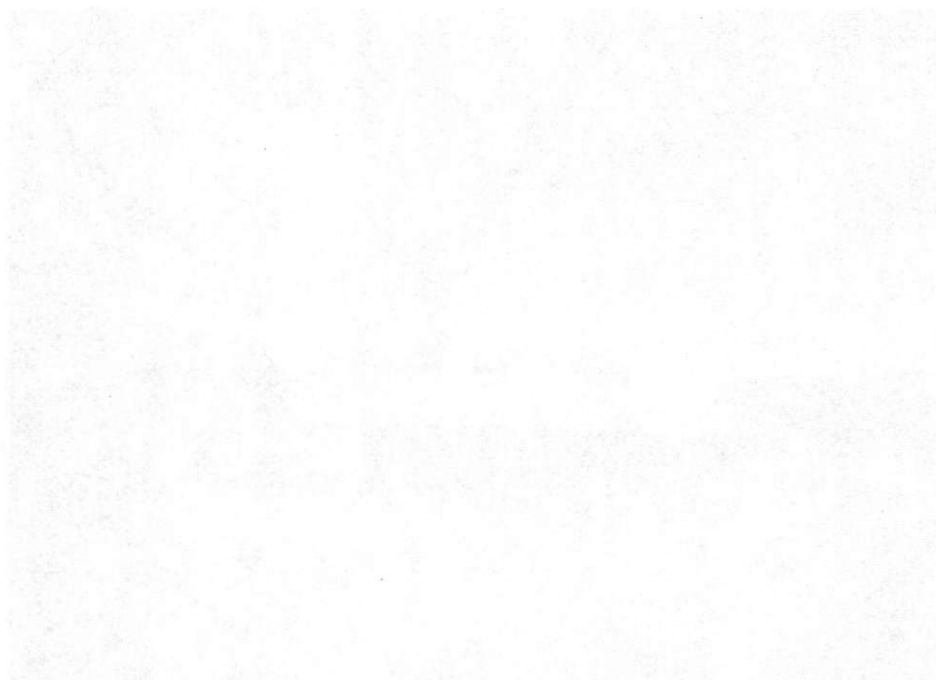
View of Subject Property

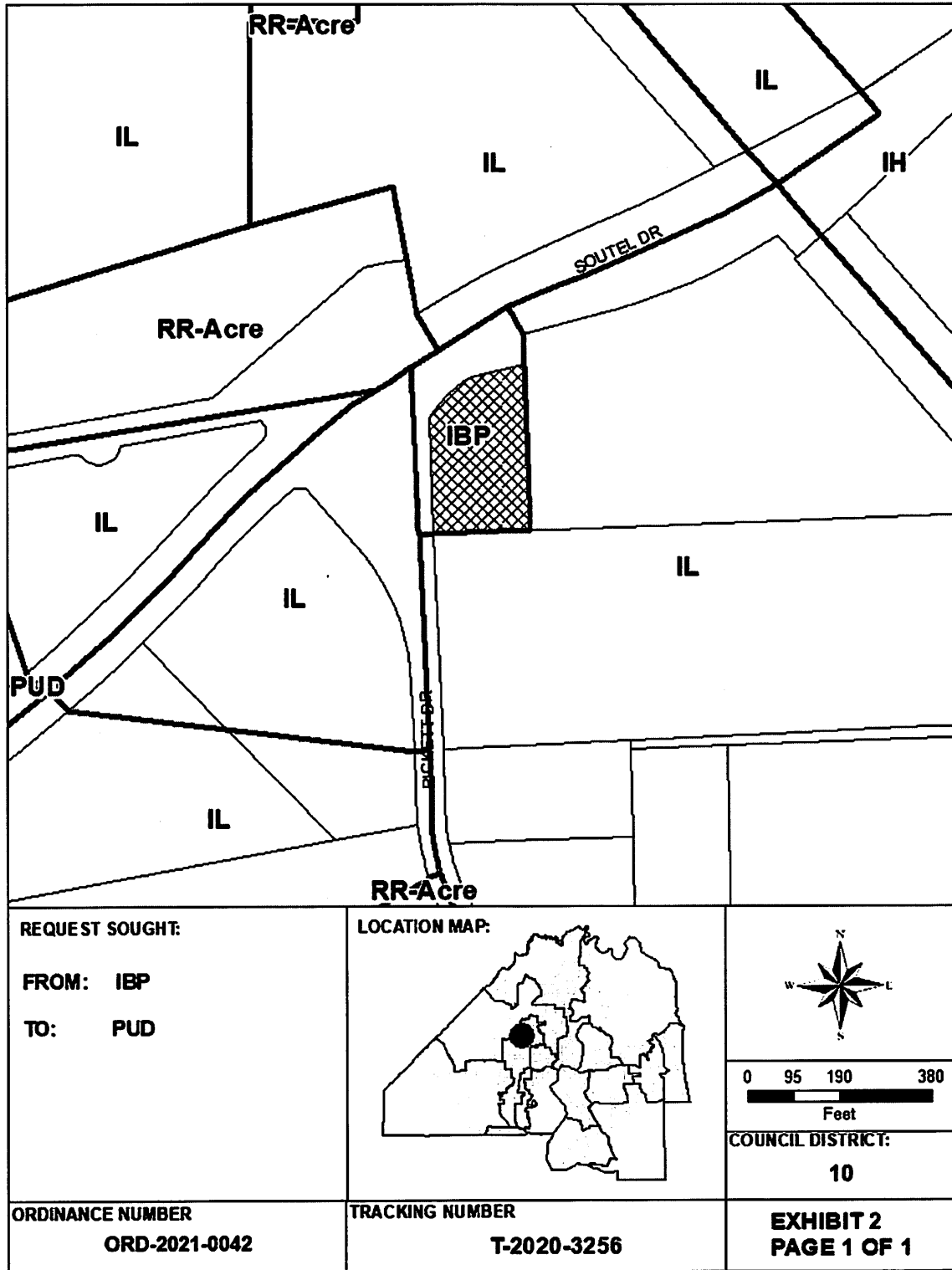
Source: Planning & Development Department
Date: January 6, 2021



View of the Existing Parking Surface

Source: Planning & Development Department.
Date: January 6, 2021





Legal Map

Source: Planning & Development Department
 Date: February 5, 2021

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0042 Staff Sign-Off/Date CMC / 01/13/2021
 Filing Date 01/22/2021 Number of Signs to Post 3
 Hearing Dates:
 1st City Council 02/23/2021 Planning Commission 02/19/2021
 Land Use & Zoning 03/02/2021 2nd City Council N/A
 Neighborhood Association PICKETTVILLE CIVIC CLUB; KINLOCK CIVIC ASSOCIATION
 Neighborhood Action Plan/Corridor Study KINGS-SOUTEL CRA

Application Info

Tracking # 3256 Application Status FILED COMPLETE
 Date Started 11/19/2020 Date Submitted 11/20/2020

General Information On Applicant

Last Name First Name Middle Name
 SAILER SCOTT
 Company Name
 Mailing Address
 3736 SOUTHERN HILLS DRIVE
 City State Zip Code
 JACKSONVILLE FL 32225
 Phone Fax Email
 9045214077 904 SAILER210@COMCAST.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name
 CAMP RICHARD
 Company/Trust Name
 CAMP ALLEN
 Mailing Address
 6242 OLD SOUTEL COURT
 City State Zip Code
 JACKSONVILLE FL 32219
 Phone Fax Email
 9045214077 SAILER210@COMCAST.NET

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) E-19-18

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 030087 0000	10	5	IBP	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category
 LI

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 1.43

Development Number

Proposed PUD Name 6242 OLD SOUTEL COURT PUD

Justification For Rezoning Application

SEE WRITTEN DESCRIPTION EXHIBIT "D"

Location Of Property

General Location
 SE QUADRANT OF SOUTEL AND PICKETT DRIVES
 House # Street Name, Type and Direction Zip Code
 6242 OLD SOUTEL CT 32219

Between Streets
 PICKETT DRIVE and OLD SOUDEL COURT

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit - Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All Ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

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

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent MUST BE PRESENT at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof
 1.43 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee
 7 Notifications @ \$7.00 /each: \$49.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,338.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

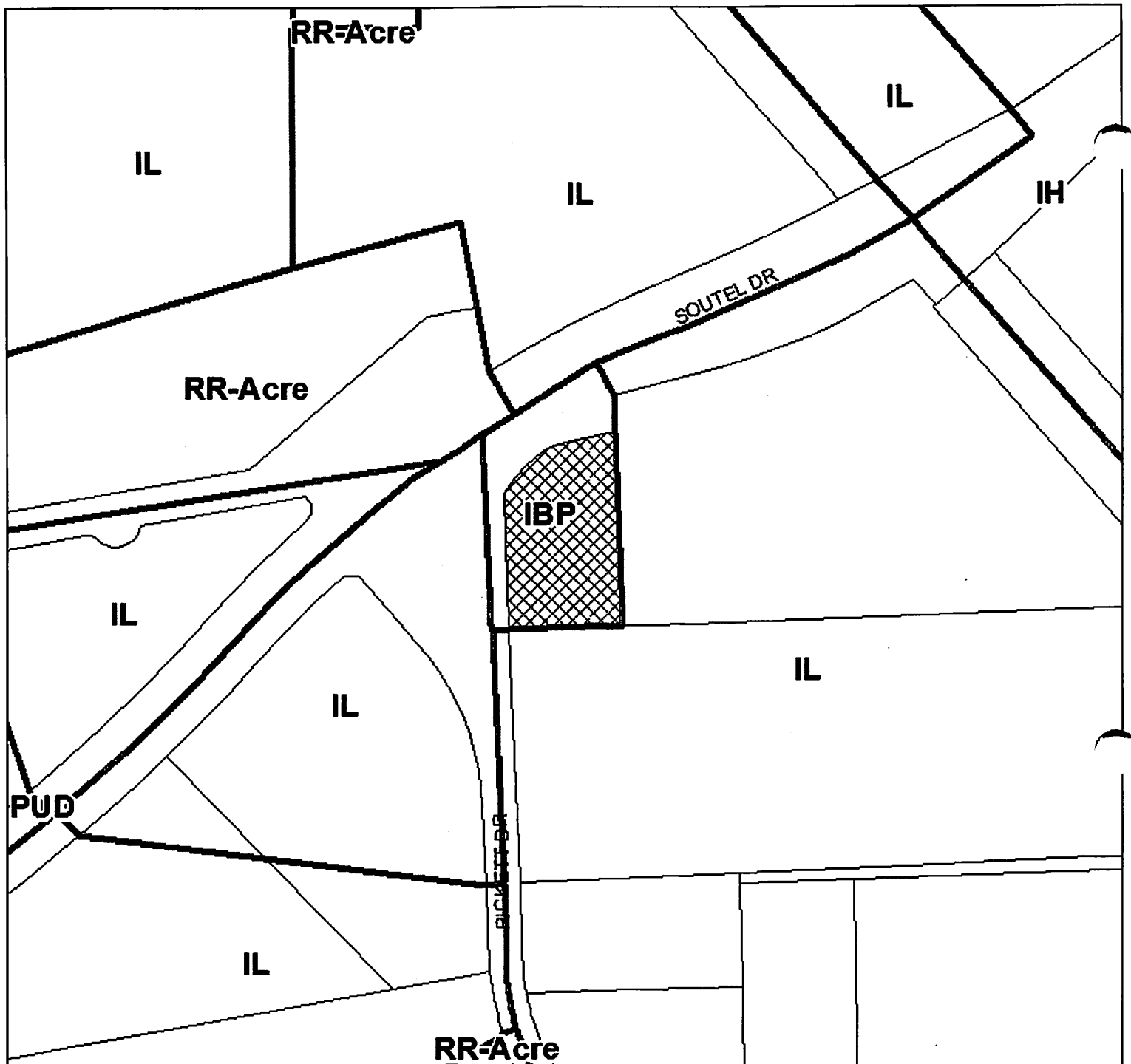
EXHIBIT 1
6242 Old Soutel Court Legal Description

Being a part of the Ledwith Tract in the Sibbald Grant Section 39, Township 1 South, Range 26 East, Duval County, Florida and more particularly described as follows:

Beginning at the intersection of the Southerly line of Soutel drive (60 foot right-of-way) and the Easterly line of Pickett Drive (60 foot right-of-way); thence South 2*04'50" East, along said Easterly line of Pickett Drive, 300 feet; thence North 87*55'10" East, 200 feet; thence North 2*04'50" West, 343.38 feet to said Southerly line of Soutel Drive; thence South 75*32'40" West along said Southerly line of Soutel Drive, 204.76 feet to the point of beginning.

Less and except that parcel of property referred to as Parcel No. 125 in that certain Deed between the Trustees of Maranatha Assembly of God Church, f/k/a Faith Assembly of God Church and the Jacksonville Transportation Authority dated October 1, 2004 as recorded in Official Record Book 12074 at Page 2216 through 2222.

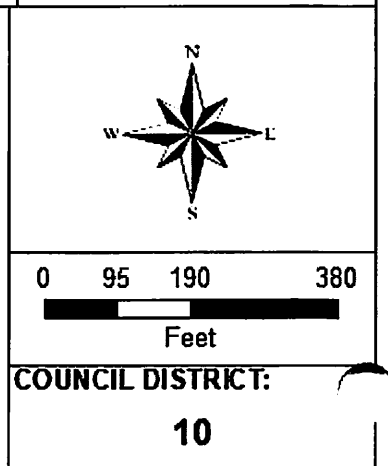
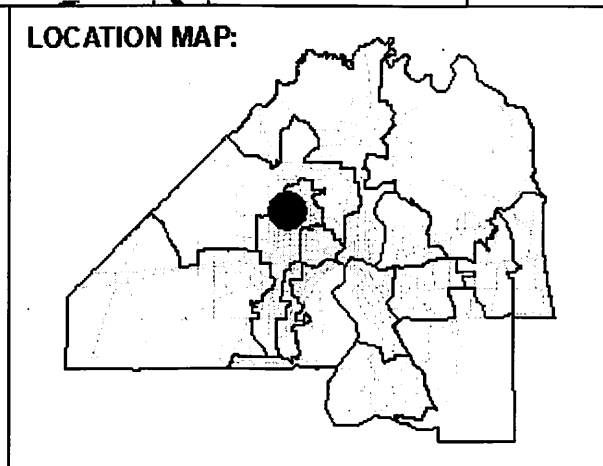
A tract of land being a part of the Charles F. Sibbald Grant, lying within Section 39, Township 1 South, Range 26 East Duval County, Florida, and also being a part of that certain property as described in Official Records Volume 12639, on page 165 of the Public Records of Duval County, Florida, and being more particularly described as follows: Commence at the point of intersection of the Easterly right-of-way line of Pickett Drive (a 60 foot right-of-way), as it is now established with the Southerly right-of-way line of Soutel Drive (formerly known as Pickett Belt Road), County Road No. 354 (a 60 foot right-of-way), as it is now established for a POINT OF BEGINNING: Thence North 74*47'00" E, along said southerly right-of-way line, for 91.40 feet to the point of intersection with a curve concave to the Southeast; thence southwesterly along the arc of said curve, having a radius of 213.00 feet, a central angle of 32*43'15", on a length of 121.77 feet and a chord bearing 545*46'01" W, for 120.11 feet to a point of non-tangency, said point also being the point of intersection with the aforesaid Easterly right-of-way line of Pickett drive; thence North 2*02'30" W, along said easterly right-of-way line, for 59.84 feet to the Point of beginning and containing 1,968 square feet (0.45 acres), more or less.



REQUEST SOUGHT:

FROM: IBP

TO: PUD



ORDINANCE NUMBER

ORD-2021-0042

TRACKING NUMBER

T-2020-3256

EXHIBIT 2

PAGE 1 OF 1

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.

REQUIRED AUTO PARKING

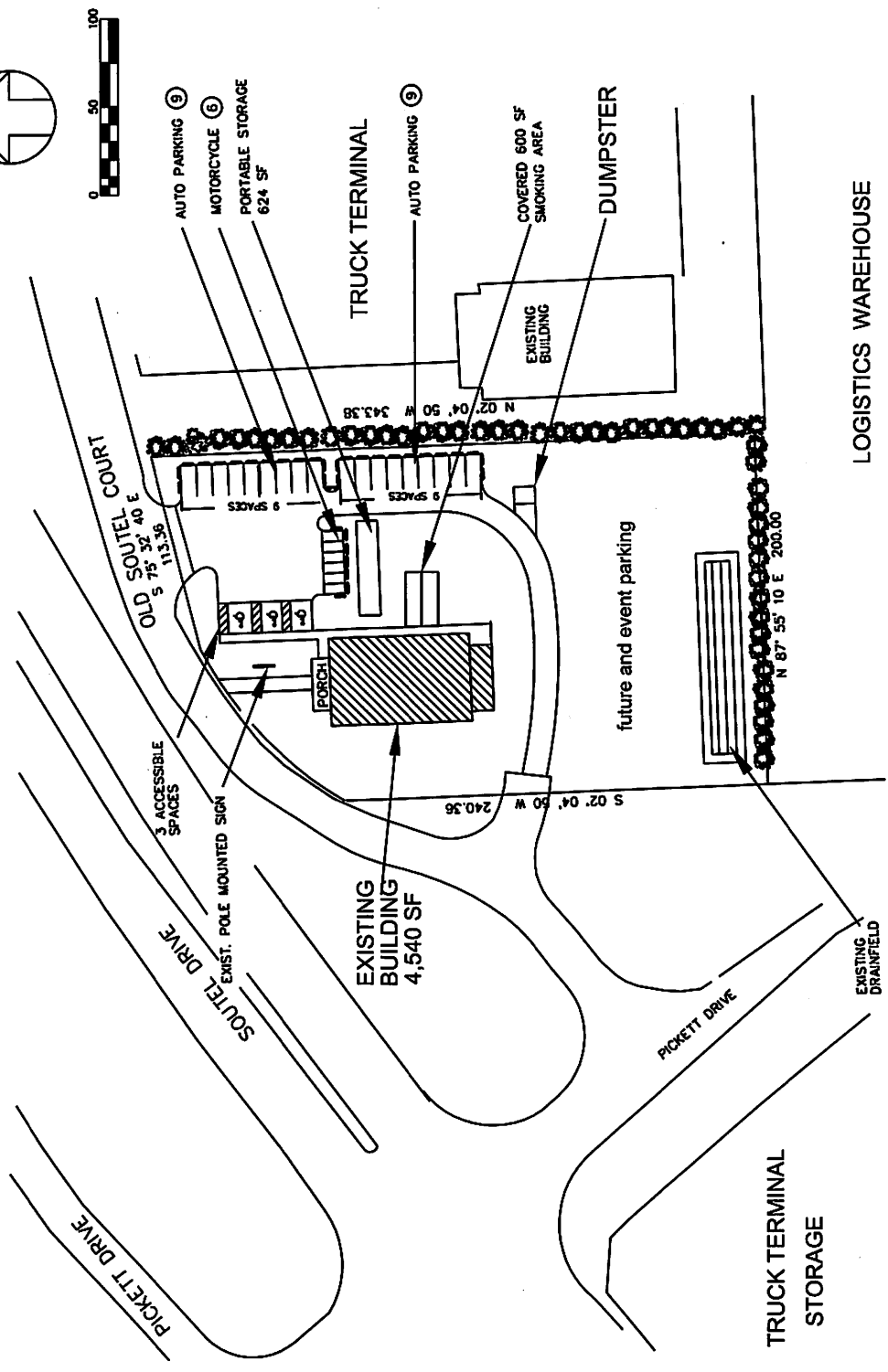
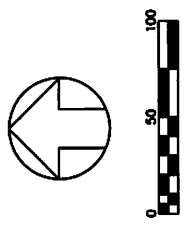
REQUIRED	REQUIRED
RESTAURANT 1 PER 4 (64 SEAT)	16
1 PER 2 EMPLOYEE (4)	2
ACCESSIBLE (1-25 SPACES)	1

REQUIRED BICYCLE PARKING

BICYCLE 1 PER 5,000 SF	2 MINIMUM
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PARKING PROVIDED

STD 9 x 18	18
ACCESSIBLE	3
MOTORCYCLE (4'x7' MIN)	6
BICYCLE	2



LOGISTICS WAREHOUSE

TRUCK TERMINAL STORAGE

NOTE: PATRON SEATING INCLUDES INDOOR AND OUTDOOR PERMANENT SEATS.

6242 OLD SOUTEL COURT

M. T. F. & ASSOCIATES, INC.
 LAND PLANNING / ENVIRONMENTAL ASSESSMENT
 18109 OLD PLANK RD. JACKSONVILLE, FL 32220
 TELEPHONE (904) 728-1956 MTFASSOCIATES.COM

REVISIONS

NO.	DESCRIPTION	DATE
1	PER SUBJECT REVIEW	
	APPROVED BY: 2020	

DESIGN	DATE

PROJ. NO. 2020-038
 SP

EXHIBIT J - Floor Plan

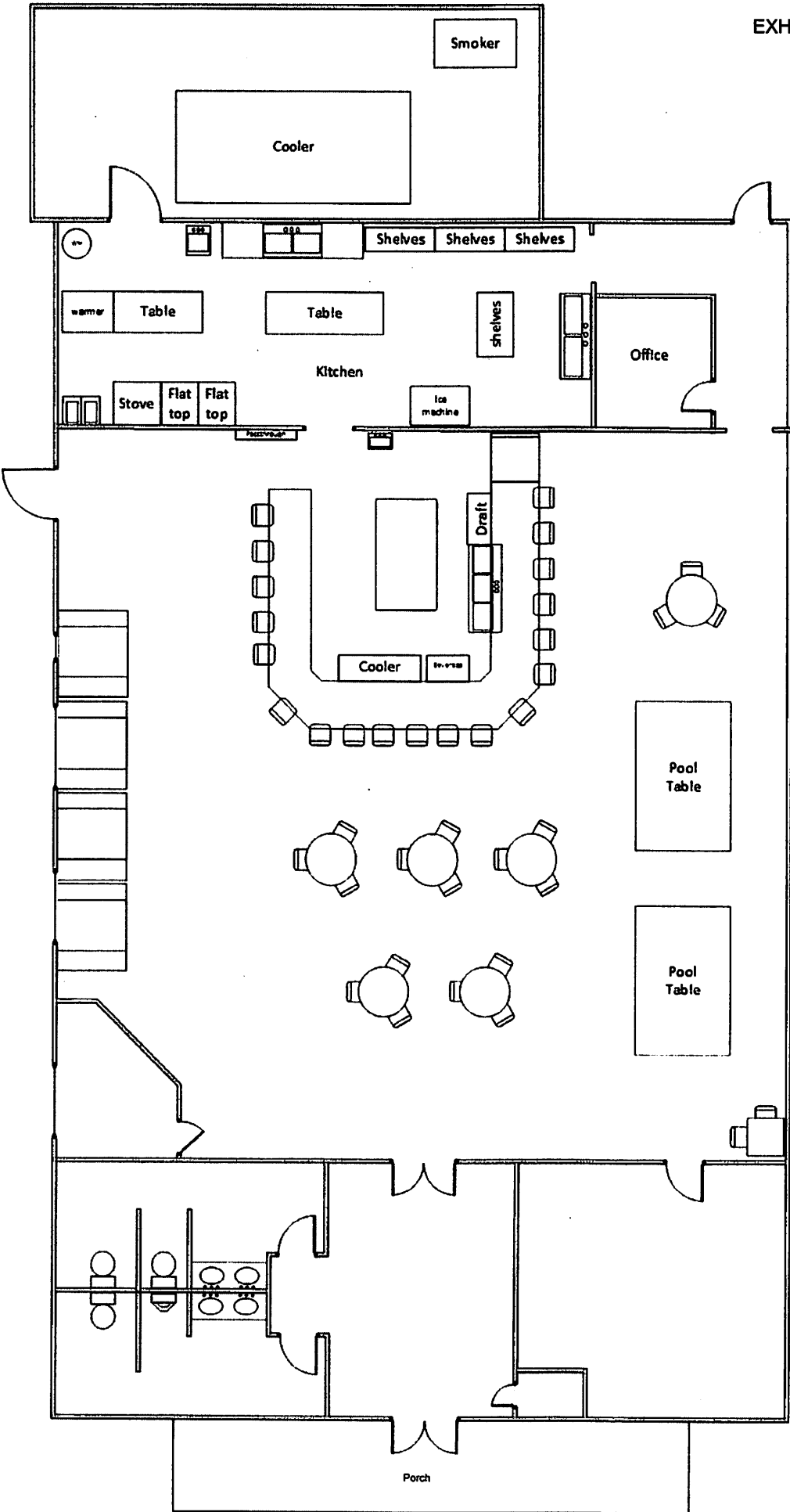


EXHIBIT F

PUD Name

6242 Old Soutel Court PUD

Land Use Table

Total gross acreage	1.43	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	0 %
Total number of dwelling units		D.U.	
Multiple family	0	Acres	0 %
Total number of dwelling units		D.U.	
Commercial	1.43	Acres	100 %
Industrial	1.43	Acres	100 %
Other land use		Acres	
Active recreation and/or open space		Acres	
Passive open space		Acres	
Public and private right-of-way		Acres	
Maximum coverage of buildings and structures	5,764	Sq. Ft.	9.25 %

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2020-4232

Request Received On: 12/12/2020

Availability Response: 12/18/2020

Prepared by: Corey Cooper

Expiration Date: 12/18/2022

Project Information

Name: Kelly J. Mixon American Legion Post 9 Jacksonville Inc.

Address: 6242 OLD SOUDEL CT, JACKSONVILLE, FL 32219

County: Duval County

Type: Electric, Water

Requested Flow: 2560

Parcel Number: 030087 0000

Location: corner of Pickett Drive and Old Soutel Court

Description: Existing service verification for water and electric required for property rezoning. Private Septic Sewer is existing.

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing water service may be used if in good condition, and there are no conflicts with the proposed construction. Water service size must match meter size.

Connection Point #2: Existing 6-inch water main within Old Soutel Ct. ROW.

To start new service use the following link:

https://www.jea.com/My_Account/New_Customer_Information/. Contact the water sewer pre-

Water Special Conditions: service counter to apply for service – (904) 665 -5260 or email at waterpreservice@jea.com. For the estimated cost of connecting to the JEA system, please submit request via Sages under Step 2 with APPROVED plans showing where the proposed connections will be installed. Plans must be accompanied with fire flow calculations both need to be signed and sealed by a licensed engineer.

Sewer Connection

Sewer Grid: Buckman

Connection Point #1:

Connection Point #2:

Sewer Special Conditions: JEA does not have a sewer main available within ¼ mile of this property at this time.

Reclaimed Water Connection

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions: