

## 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 <a href="#">Section 654.129</a> .	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.