

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2022-608 TO

PLANNED UNIT DEVELOPMENT

SEPTEMBER 22, 2022

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 **2022-608** to Planned Unit Development.

Location: 8483 New Kings Road between Gilchrist Road and Finch Avenue

Real Estate Number(s): 040044-0000, 040041-0000

Current Zoning District(s): Commercial Community General-2 (CCG-2)
Commercial Office (CO)
Residential Low Density-60 (RLD-60)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)
Low Density Residential (LDR)

Proposed Land Use Category: Community General Commercial (CGC)

Planning District: Northwest, District 5

Applicant/Agent: Cyndy Trimmer, Esq.
Driver, McAfee, Hawthorne, and Diebenow, PLLC
1 Independent Drive, Suite 1200
Jacksonville Florida 32202

Owner: Robert E. and Mary E. Taylor
2357 Davis Street
Jacksonville Florida 32218

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2022-194 seeks to rezone approximately 4.25 acres of land from Commercial Community General-1 (CCG-1) and Commercial Office (CO) and Planned Unit Development (PUD) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for a Vertically Integrated indoor Self Storage Facility with outdoor storage of Boats, RV's and Trailers.

The application was reviewed by the King Soutel CRA Board on September 8, 2022. After discussion the Board recommended 4-0, to delete specific uses and provide additional plant material for a buffer. The memorandum is attached to the end of this report.

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.

(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 Low Density Residential (LDR) and Community General Commercial (CGC) functional land use categories 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. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5733-22C (Ordinance 2022-607) that seeks to amend the portion of the site that is within the Low Density Residential (LDR) and Community General Commercial (CGC) land use category to Community General Commercial (CGC). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5733-22C be approved.

The site is located within the Community/General Commercial (CGC) land use category, within the Suburban Development Area. Uses permitted within the CGC land use category include but are not limited to commercial retail sales and service establishments, hotels and motels, offices, and auto repair and sales. The PUD proposes climate-controlled self-storage facility with drive up units to the rear of the facility. The site would also provide outdoor space for the storage of boats, RVs and other items needing outdoor storage. The proposed use and the allowed uses within the written description of the PUD 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.

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

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

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.

Goal 3 ~~Error! Bookmark not defined.~~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.

Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

(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 plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

(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): Low Density Residential (LDR) and Community General Commercial (CGC). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-5733-22C (Ordinance 2022-607) that seeks to amend the portion of land that is within the Low Density Residential (LDR) and Community General Commercial (CGC) land use category to 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.

(3) Allocation of residential land use

This proposed Planned Unit Development does not include any residential development.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The proposed site plan shows the driveway along the north side of the property for loading and a customer unloading and a parking area and parking isles bordering the proposed structure on the western and northern portions of the subject site. The proposed project will have a singular entrance point on 103rd Street.
- The use and variety of building setback lines, separations, and buffering: The proposed project will have at its smallest an 11 foot setback with the eastern portion of the proposed structure. The setbacks are large compared to the standard setbacks found in Zoning Categories that fit the CGC Land Use Classification.
- The separation and buffering of vehicular use areas and sections of vehicular use areas: The appropriate landscape buffers are shown between the vehicle use areas and the neighboring sites.

(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 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 CGC	RLD-60 CCG-2	Single family dwelling
South	LDR CGC	RLD-60 CCG-2	Undeveloped Transportation terminal,
East	LDR	RLD-60	Single family subdivision

West	CGC	CCG-1	RV Park
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(6) Intensity of Development

The proposed development is consistent with the Community General Commercial (CGC) functional land use category as a personal property storage facility. The PUD is appropriate at this location because there are several similar and more intensive uses in the vicinity.

- The availability and location of utility services and public facilities and services: JEA indicates there are existing water and sewer mains within the right of way.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The City Traffic Engineer has the following comments:

New Kings Road is an FDOT right of way. Permitting for access will be through FDOT. FDOT has indicated there is sufficient capacity to accommodate the proposed development.

(7) Usable open spaces plazas, recreation areas.

No open space is required as the proposed project is strictly a commercial development.

(8) Impact on wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

The development will be required to comply with all permitting requirements for any areas affected by the potential 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 subject site will be developed with 1 parking spaces per 5,000 square feet. Staff feels this is sufficient for a self-storage facilities.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on September 1, 2022, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-608** be **APPROVED with the following exhibits:**

1. The original legal description dated October 27, 2021.
2. The original written description dated November 30, 2022.
3. The original site plan dated September 24, 2021.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-608** be **APPROVED with CONDITION:**

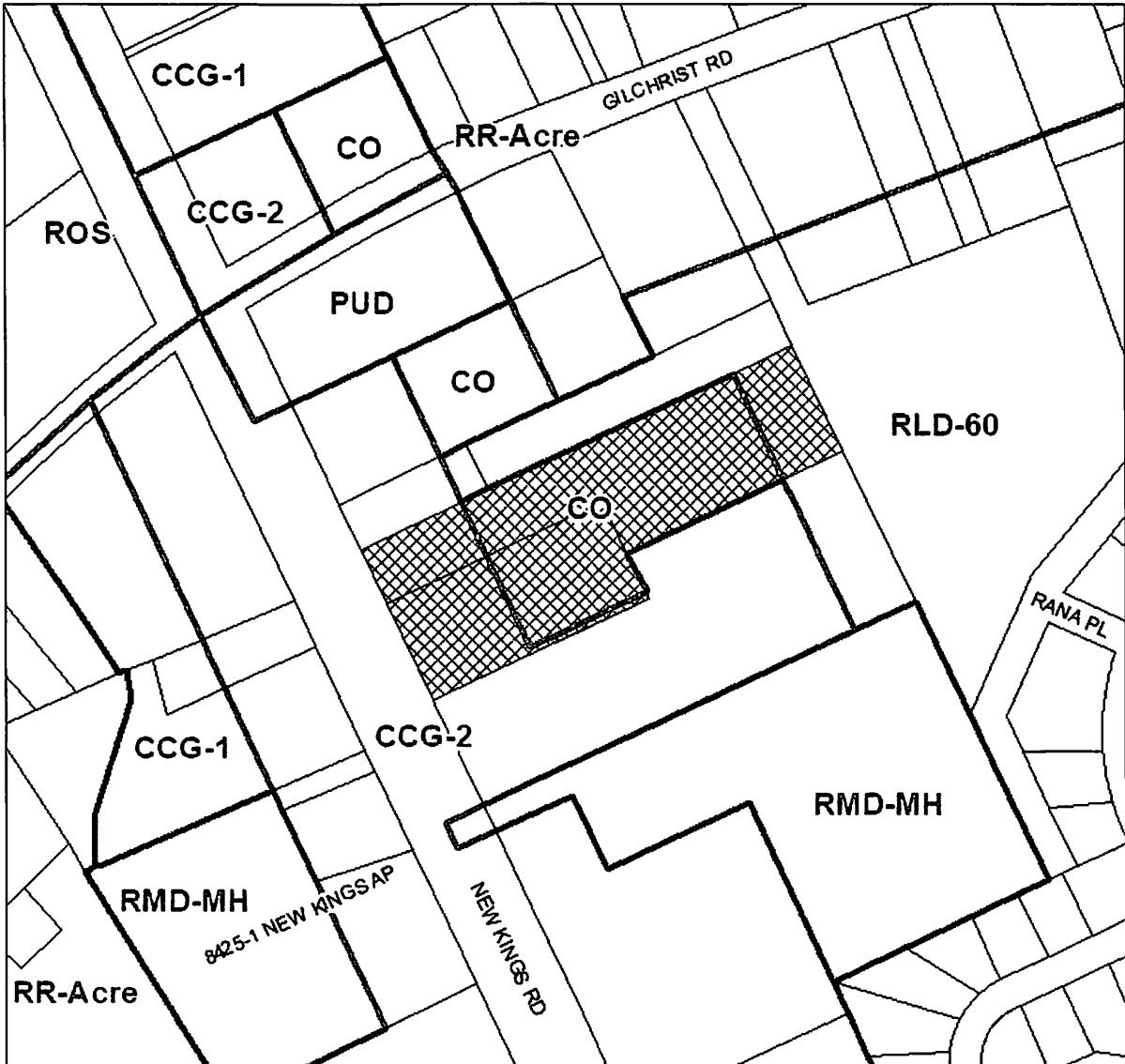
1. All sides of the building shall have architectural details, including faux windows, variations in wall planes, and contrasting banding and pilasters. Flat roofs with parapets shall have contrasting color caps. No plain concrete block is permitted. Architectural elevations shall be submitted at the time of Verification of Substantial Compliance of the PUD for review and approval by the Planning and Development Department.



Aerial view of subject property



View of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-2, CO, & RLD-60</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> <p>A small map showing the location of the site (indicated by a black dot) within a larger geographic area, likely a city or county.</p>	<p>A north arrow pointing upwards and a scale bar showing 0, 100, 200, and 400 feet.</p> <p>COUNCIL DISTRICT: 10</p>
<p>ORDINANCE NUMBER ORD-2022-0608</p>	<p>TRACKING NUMBER T-2022-4327</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>



ONE CITY. ONE JACKSONVILLE.

City of Jacksonville, Florida

Lenny Curry, Mayor

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

MEMORANDUM

TO: Bill Killingsworth, Director, Planning and Development Department

FROM: Kirk Wendland, Executive Director, Office of Economic Development

SUBJECT: Ordinance 2022-0608 (rezoning PUD) and Future Land Use
Amendment application #L-5733-22C

DATE: September 14, 2022

The KingSoutel Crossing CRA Advisory Board ("Advisory Board") met on Thursday, September 8, 2022. The Advisory Board has reviewed and opined on the Application for PUD, Ordinance 2022-0608, and the Application for Land Use Amendment to the Future Land Use Map Series – 2030 Comprehensive Plan, L 5733--22C.

As stated in the KingSoutel Crossing Community Redevelopment Area Redevelopment Plan ("the Redevelopment Plan"), review by the Advisory Board is necessary and required to establish conformity of all future redevelopment activities with the Jacksonville Design Guidelines and Best Practices Handbook and invest in capital improvements that make KingSoutel Crossing a memorable place.

The Advisory Board recommends approval of both applications with the following conditions to Section IV Uses and Restrictions as stated in Exhibit 3 of 2022-0608.

1. The Advisory Board recommends the strike through to Section A. Permitted Uses as follows:
 - #3. Strike through pawnshops as a Permitted Use.
 - #5. Strike through carnivals or circuses as a Permitted Use.
 - Strike through #18 (private clubs) in its entirety as a Permitted Use.
 - Strike through #22 (dancing entertainment establishments) in its entirety as a Permitted Use.
 - Strike through #24 (retail sales of alcoholic beverages) in its entirety as a Permitted Use.
 - Strike through #25 (sale of new or used tires) in its entirety as a Permitted Use.

2. The Advisory Board recommends the strike through to Section B. Permissible Uses by Exception as follows:
 - Strike through #5 (establishment or facility which includes the retail sale and service of alcoholic beverages) in its entirety as a Permissible Use by Exception.

3. The Advisory Board recommends that language for substantial landscaping of trees, shrubs and ground cover within the buffers be specified in PUD, Ordinance 2022-0608.

The Advisory Board, with a unanimous vote of 4-0, recommends approval of the applications with the aforementioned conditions. Their recommendations as written are consistent with the Redevelopment Plan.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0608 **Staff Sign-Off/Date** BEL / 07/18/2022
Filing Date 08/03/2022 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 09/13/2022 **Planning Commission** 09/08/2022
Land Use & Zoning 09/20/2022 **2nd City Council** 09/27/2022
Neighborhood Association TROUT RIVER JAX, KINLOCK CIVIC ASSOC.
Neighborhood Action Plan/Corridor Study KING SOUTEL OVERLAY, KING SOUTEL CRA

Application Info

Tracking # 4327 **Application Status** PENDING
Date Started 06/07/2022 **Date Submitted** 06/20/2022

General Information On Applicant

Last Name TRIMMER **First Name** CYNDY **Middle Name**
Company Name
DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC
Mailing Address
1 INDEPENDENT DRIVE, SUITE 1200
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9048070185 **Fax** 904 **Email** CKT@DRIVERMCAFEE.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name TAYLOR **First Name** ROBERT **Middle Name** E
Company/Trust Name
Mailing Address
2357 DAVIS ROAD
City JACKSONVILLE **State** FL **Zip Code** 32218
Phone **Fax** **Email**

Last Name TAYLOR **First Name** MARY **Middle Name** E
Company/Trust Name
Mailing Address
2357 DAVIS ROAD
City JACKSONVILLE **State** FL **Zip Code** 32218
Phone **Fax** **Email**

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	040044 0000	10	5	CCG-2,CO,RLD-60	PUD
Map	040041 0000	10	5	CCG-2,CO	PUD

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

Existing Land Use Category

CGC,LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

5733

Total Land Area (Nearest 1/100th of an Acre) 5.09

Development Number

Proposed PUD Name 8483 NEW KINGS PUD

Justification For Rezoning Application

APPLICANT SEEKS TO DEVELOP A CLIMATE-CONTROLLED SELF-STORAGE FACILITY AND TO PROVIDE OUTDOOR SPACE FOR THE STORAGE OF BOATS, RECREATIONAL VEHICLES, AND OTHER ITEMS NEEDING OUTDOOR STORAGE. THIS PUD IS FILED TO PERMIT SUCH USES UNDER A COHESIVE ZONING SCHEME AND TO PROVIDE DESIGN GUIDELINES TAILORED TO THE PROJECT.

Location Of Property

General Location

EAST OF NEW KINGS ROAD AND WEST OF GILCHRIST OAKS CT

House #	Street Name, Type and Direction	Zip Code
8483	NEW KINGS RD	32219

Between Streets

NEW KINGS ROAD and GILCHRIST OAKS CT

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 | |
| 5.09 Acres @ \$10.00 /acre: | \$60.00 |
| 3) Plus Notification Costs Per Addressee | |
| 14 Notifications @ \$7.00 /each: | \$98.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,427.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

LEGAL DESCRIPTION

June 20, 2022

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF DUVAL AND THE STATE OF FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A

PART OF THE ISAAC CARTER DONATION, SECTION 42, TOWNSHIP 1 SOUTH, RANGE 26 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), AS NOW ESTABLISHED WITH SOUTHERLY RIGHT OF WAY LINE OF GILCHRIST ROAD (COUNTY ROAD NO. 739) AS NOW ESTABLISHED; THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 490 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTHEASTERLY ALONG THE NORTHEASTERLY RIGHT OF LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 110.0 FEET TO A POINT; THENCE NORTHEASTERLY AND PERPENDICULAR TO THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 430.0 FEET TO A POINT; THENCE SOUTHEASTERLY, PARALLEL WITH AND 430.0 FEET DISTANT FROM THE SAID NORTHEASTERLY BOUNDARY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), 100.0 FEET TO A POINT; THENCE NORTHEASTERLY AND PERPENDICULAR TO SAID STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 430.0 FEET TO A POINT; THENCE NORTHWESTERLY PARALLEL WITH AND 860 FEET DISTANT FROM SAID NORTHEASTERLY BOUNDARY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 210.0 FEET TO A POINT; THENCE SOUTHWESTERLY, PERPENDICULAR TO SAID STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), 860.0FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

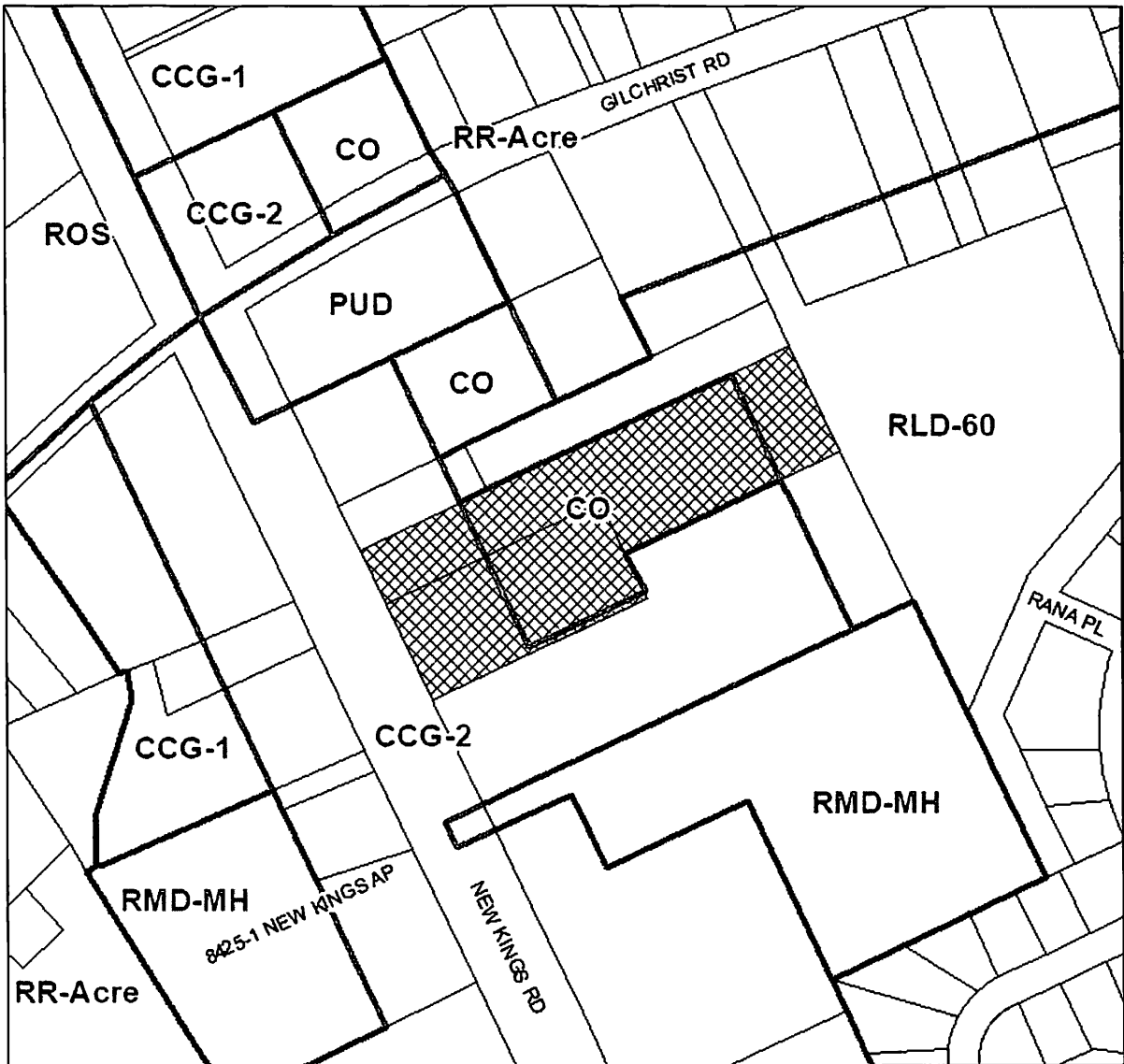
PARCEL B

PART OF THE ISAAC CARTER DONATION, SECTION 42, TOWNSHIP 1 SOUTH, RANGE 26 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO.15 (FORMERLY STATE ROAD NO. 4), AS NOW ESTABLISHED, WITH THE SOUTHERLY RIGHT OF WAY LINE OF GILCHRIST ROAD

(COUNTY ROAD NO. 739) AS NOW ESTABLISHED; THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 600.00 FEET, TO THE POINT OF BEGINNING;

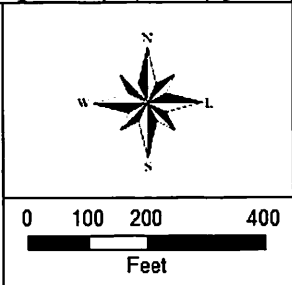
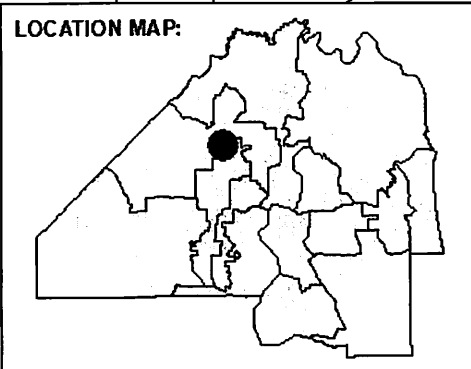
THENCE RUNNING NORTHEASTERLY AND PERPENDICULAR TO THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 430.00 FEET TO AN IRON STAKE; THENCE SOUTHEASTERLY PARALLEL WITH AND 430.00 FEET DISTANT FROM THE SAID NORTHEASTERLY BOUNDARY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), 190.0 FEET TO AN IRON STAKE; THENCE SOUTHWESTERLY AND PERPENDICULAR TO SAID NORTHEASTERLY BOUNDARY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), A DISTANCE OF 430.0 FEET TO AN IRON STAKE IN THE SAID NORTHEASTERLY BOUNDARY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4); THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY BOUNDARY LINE OF STATE ROAD NO. 15 (FORMERLY STATE ROAD NO. 4), 190.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



REQUEST SOUGHT:

FROM: CCG-2, CO, & RLD-60

TO: PUD



COUNCIL DISTRICT:

10

TRACKING NUMBER

T-2022-4327

EXHIBIT 2

PAGE 1 OF 1

PUD WRITTEN DESCRIPTION
8483 NEW KINGS PUD
September 19, 2022

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 5.09 acres of property to allow for self-storage facilities on the property located at 0 and 8483 New Kings Road (RE#s 040041 0000; 040044 0000) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. The Property is located within the CGC and LDR land use categories, the Urban Development Area, and is zoned CCG-2, CO, and RLD-60. The Property is within the King Soutel Crossing zoning overlay.

Applicant seeks to develop a climate-controlled self-storage facility with potential drive-up units and to provide outdoor space for the storage of boats, recreational vehicles, and other items needing outdoor storage. This PUD is filed to permit such uses under a cohesive zoning scheme and to provide design guidelines tailored to the project.

The Property is located along the New Kings Road corridor, which features a mix of truck storage and recreational vehicle parks. Specifically, the surrounding area includes the following:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	CGC/LDR	CCG-2/RLD-60	Truck storage
East	LDR	RLD-60	Vacant/Single-family
South	CGC/LDR	CCG-2/RLD-60	Truck Storage
West	CGC	CCG-2	New Kings Road/Church

- B. Project name: 8483 New Kings PUD.
- C. Project engineer: TOCOI Engineering, LLC.
- D. Project developer: Ziff Real Estate Partners LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC.
- G. Current zoning districts: CCG-2, CO, and RLD-60.
- H. Requested zoning district: PUD.
- I. Real estate numbers: 040041 0000 and 040044 0000.

II. QUANTITATIVE DATA

- A. Total acreage: 5.09 acres
- B. Maximum amount of commercial gross floor area: 200,000 sf.

III. STATEMENTS

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

This PUD adopts the applicable CCG-2 zoning provisions with the following exceptions:

1. Uses:

- a. Personal property storage facilities including outdoor storage of items such as boats and recreational vehicles are permitted on the entire site and exempted from the supplemental criteria set forth in Part 4 under certain circumstances.
- b. The following uses are prohibited:
 - i. Uses associated with pari-mutuel facilities, adult entertainment centers, dancing entertainment centers with alcohol, and nightclubs.
 - ii. Racetracks for animals or vehicles.
 - iii. Pawn shops.
 - iv. Carnivals and circuses.
 - v. Private clubs.
 - vi. Dancing entertainment establishments not serving alcohol.
 - vii. Sale of beer, liquor or wine for on or off premises consumption when not in conjunction with a restaurant.

2. Design guidelines:

- a. Side yard setback of five (5) feet is established.
- b. Parking space requirements are reduced to meet the anticipated needs of the project.
- c. Site specific landscape buffers are provided to account for the unique shape and development of the project. The north, west and south boundaries shall contain

trees, shrubs, groundcovers, grass, mulch or other materials consistent with the perimeter landscaping provisions of Part 12, and the eastern boundary shall be landscaped according to the uncomplimentary landscaping provisions of Part 12.

- 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.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Personal property storage establishments with drive-up units including outdoor storage of items such as boats and recreational vehicles. Such facilities shall be exempt from the requirements of Part 4 provided that the use abutting New Kings Road is in the form of a modern, climate-controlled self-storage facility and any outdoor storage areas are located internal to the site behind such building.
2. Commercial retail sales and service establishments.
3. Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
4. Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
5. Commercial, recreational and entertainment facilities such as theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, and similar uses.
6. Fruit, vegetable, poultry or fish markets.

7. All types of professional and business offices.
8. Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
9. Hotels and motels.
10. Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
11. Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
12. Boatyards.
13. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
14. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
15. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
16. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
17. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
18. Churches, including a rectory or similar use.
19. Vocational, trade and business schools.
20. Banks, including drive-thru tellers.
21. A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.

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

B. Permissible Uses by Exception:

1. Residential treatment facilities or emergency shelter.
2. Rescue missions.
3. Day labor pools.
4. Crematories.
5. Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
6. Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
7. Bus, semi-tractor (but not trailer) or truck parking and/or storage.
8. Schools meeting the performance standards and development criteria set forth in Part 4.
9. Manual car wash.
10. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot width and area: None, except as otherwise required for certain uses.
2. Maximum lot coverage by all buildings. None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.
3. Minimum yard requirements.
 - a. Front – None.

- b. Side – Five (5) feet.
 - c. Rear – Ten (10) feet.
 - 4. Maximum height of structures:
 - a. Sixty (60) feet.
- B. Ingress, Egress and Circulation:
 - 1. *Parking Requirements.* Parking shall be provided at a minimum rate of one (1) space per five thousand (5,000) square feet of indoor storage area. Outdoor storage areas in conjunction with the proposed self-storage facility shall not require separate or additional parking spaces. All other uses shall comply with Part 6 of the Zoning Code.
 - 2. *Vehicular Access.* Vehicular access to the Property shall be by way of New Kings Road, substantially as shown on the Site Plan.
 - 3. *Pedestrian Access.* As required by City regulations.
- C. Signs: Signs for this development shall be consistent with the requirements for the CCG-2 zoning district as set forth in Part 13 of the Zoning Code.
- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code except as modified below.
 - 1. No interior landscaping shall be required for any outdoor storage areas associated with the proposed personal property storage facility, and
 - 2. The following landscape buffers shall be required:
 - a. A minimum ten (10) foot buffer along the northern boundary except where adjacent to CCG-2 zoning in which case a five (5) foot buffer shall be provided.
 - b. A minimum ten (10) foot buffer along the eastern and western boundaries.
 - c. A minimum five (5) foot buffer along the southern boundary except where adjacent to RLD-60 zoning in which case a ten (10) foot buffer shall be provided.
 - d. Except for the driveway access from New Kings Road, the northern, western and southern boundary landscape buffers shall contain trees, shrubs, groundcovers, grass, mulch or other materials consistent with the perimeter landscaping provisions in Part 12.

- e. The eastern boundary landscape buffer shall be screened and landscaped according to the uncomplimentary land use buffer requirements of Part 12.
- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.
- F. Utilities: Essential services, including water, sewer, gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2030 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2030 Comprehensive Plan and specifically contributes to:

Future Land Use Element

1. Objective 1.1 - Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
2. Policy 1.1.8 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
3. Policy 1.1.9 - Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.
4. 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.

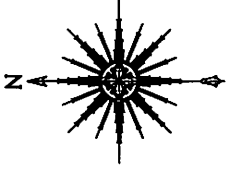
5. Policy 1.1.16 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - (1) Creation of like uses;
 - (2) Creation of complementary uses;
 - (3) Enhancement of transportation connections;
 - (4) Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - (5) Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
7. Policy 1.1.24 - City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.
8. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
9. 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.
10. Policy 1.3.4 - New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will

not exempt a developer from complying with landscape and tree protection regulations.

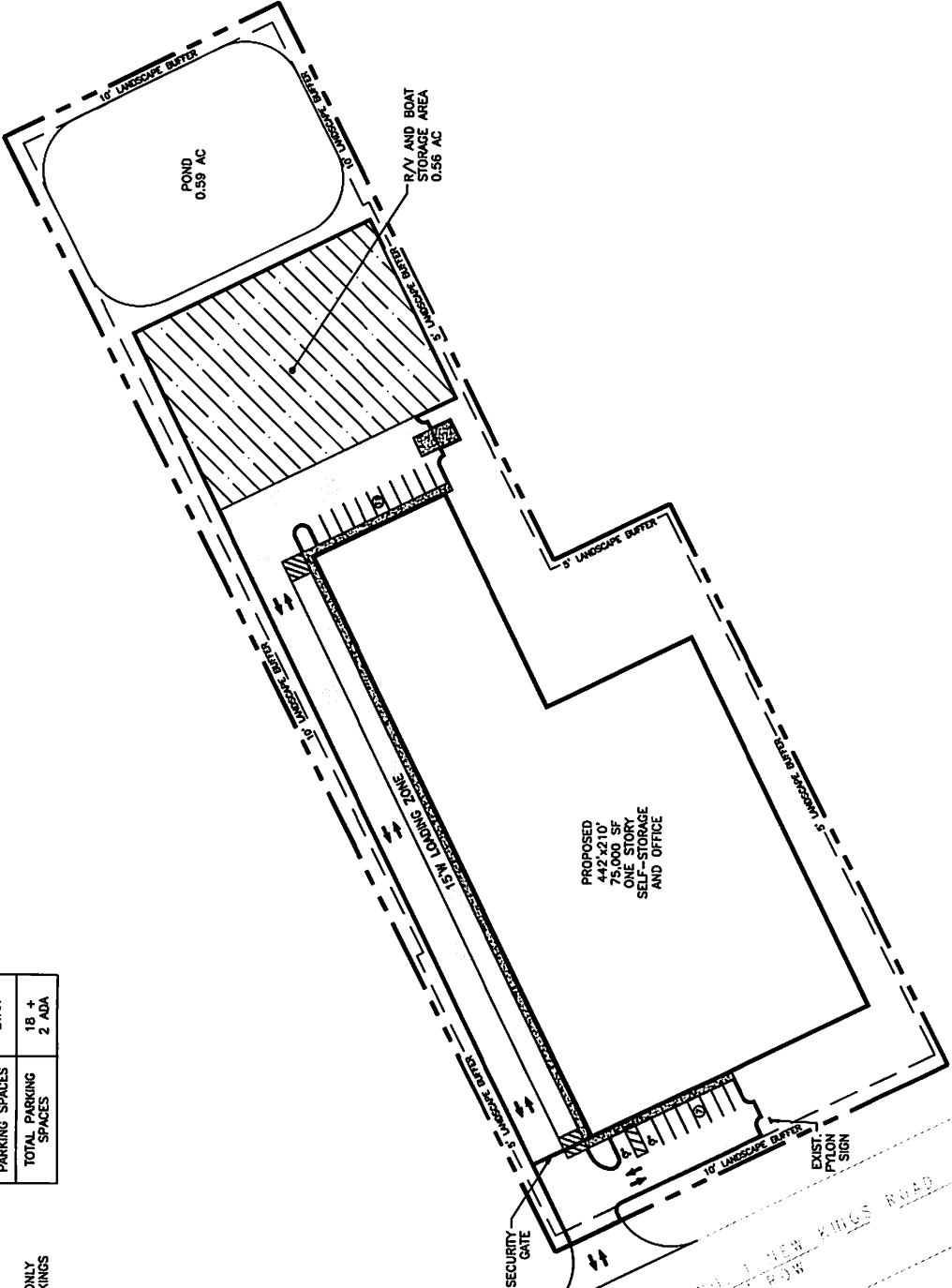
11. Objective 3.2 - Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
12. Policy 3.2.7 - The City shall implement the locational criteria for this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.
13. Objective 6.3 - The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

- B. **Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. **Allocation of residential land use.** Residential uses are not proposed in this PUD.
- D. **Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from New Kings Road. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. **External compatibility/ Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The PUD is consistent and compatible with the commercial land uses surrounding the Property. The mix of uses allowed under the PUD maintain the commercial character of the Property and provide convenient self-storage options to the residents and businesses in the area.
- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2030 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit E.
- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.

- I. **Off-Street parking including loading and unloading areas.** The PUD provides sufficient parking and loading spaces to meet the needs of the proposed use and otherwise adopts the provisions of Part 6 of the Zoning Code.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.



SCALE: 1" = 40'
 SCALE: 1" = 80'
 FOR: 22"x34" SHEET
 FOR: 11"x17" SHEET



SITE INFORMATION		DESIGNED
STANDARD PARKING SPACES		18
PARKING SPACES	ADA	2/VAN
TOTAL PARKING SPACES		18 + 2 ADA

LEGEND
 AREAS WHERE NEW CONCRETE CONSTRUCTION IS TO OCCUR
 AREAS WHERE NEW ASPHALT CONSTRUCTION IS TO OCCUR
 PROPERTY BOUNDARY
 SOLID ARROWS ARE FOR DIRECTIONAL PURPOSES ONLY
 NOT FOR PAVEMENT MARKINGS
 NUMBER OF STANDARD PARKING SPACES

PROPERTY AREA 5.00 AC±
 POND 0.59 AC±
 POND % OF PROP. 11.8%
 IMPERVIOUS AREA 3.11 AC±
 IMPERVIOUS % OF PROP. 62.2%

EXHIBIT F
Land Use Table

Total gross acreage	<u>5.09</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Commercial	<u>4.50</u> Acres	<u>88</u> %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	<u>0.59</u> Acres	<u>12</u> %
Public and private right-of-way	_____ Acres	_____ %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.



Availability Letter

Michael Sittner

5/19/2022

Driver, McAfee, Hawthorne & Diebenow

Driver, McAfee, Hawthorne & Diebenow, PLLC

Jacksonville, Florida 32202

Project Name: 8483 New Kings PUD

Availability #: 2022-1995

Attn: Michael Sittner

Thank you for your inquiry regarding the availability of Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

https://www.jea.com/water_and_wastewater_development

Sincerely,

Susan West
westsr@jea.com
(904) 665-7980

Availability Number: 2022-1995

Request Received On: 5/13/2022

Availability Response: 5/19/2022

Prepared by: Susan West

Expiration Date: 05/18/2024

Project Information

Name: 8483 New Kings PUD

Address: 8483 NEW KINGS RD, JACKSONVILLE, FL 32219

County: Duval County

Type: Sewer,Water

Requested Flow: 10000

Parcel Number: 040044 0000, 040041 0000

Location: East of New Kings Road and south of Gilchrist Rd

Description: 75,000 sf self-storage facility development with boat/rv storage in rear of property.

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16 inch water main along New Kings Rd

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Existing 4 inch force main along New Kings Rd

Connection Point #2:

Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal.

Reclaimed Water

Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

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.

Point of connection location(s) to be field verified by developer during project design. If needed, General Conditions: a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

Subsequent steps you need to take to get service:

Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Hydrant Flow Test by going to Step 1 in Sages. Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application. Submit your plans for water/waste water review by Step 2 in Sages. Submit your request for a Force Main Connection Pressure letter by accessing Step 2 in Sages.