

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2018-640 TO
PLANNED UNIT DEVELOPMENT

OCTOBER 18, 2018

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 **2018-640** to Planned Unit Development.

Location: 4750 Soutel Drive; between Norfolk Boulevard and Devonshire Boulevard

Real Estate Number(s): 037568-0000

Current Zoning District: Commercial Neighborhood (CN)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Neighborhood Commercial (NC)

Proposed Land Use Category: Community General Commercial (CGC)

Planning District: Northwest, District 5

Applicant/Agent: Charles L. Mann
Mann-Pellicer
165 Arlington Road
Jacksonville, Florida 32211

Owner: Jacksonville Plaza 1, LLC.
John Clemenza
4650 Soutel Drive
Jacksonville, Florida 32208

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2018-640** seeks to rezone approximately 4.21 acres of land from CN to PUD. The rezoning to PUD is being sought in order to add uses to the property that are not allowed in the CN zoning district but restrict some undesirable CCG-1/2 uses that are not appropriate for the shopping center. The applicant would also like the ability to develop a future outparcel for a potential fast-food restaurant with drive-thru which is not allowed by right in the CN zoning district. The expansion of uses would also allow for a potential Save-A-Lot to open in the shopping center to service the communities need for a grocery store. The property is located within the King Soutel Crossing CRA.

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.

(1) 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 Neighborhood Commercial (NC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5288-18C (Ordinance 2018-639) that seeks to amend the portion of the site that is within the LDR land use category to Neighborhood Commercial (NC). Staff is recommending that Application for Small-scale Large-scale Land Use Amendment to the Future Land use Map Series L-5288-18C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code. A description of the category is noted below.

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

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

(3) 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.

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): Neighborhood Commercial (NC). There is a companion Application for Small-Scale Large-scale Land Use Amendment to the Future Land use Map Series L-5288-18C (Ordinance 2018-639) that seeks to amend the subject property within the NC land use category to CGC.

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 1.1.11 Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this 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.

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.

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.

Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

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.

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 3.2.4 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.

Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

Policy 4.1.8B The City shall evaluate all proposed amendments to the Comprehensive Plan as to their compliance with the area's vision plan and any existing neighborhood plans and studies. Priority shall be given to those amendments with the greatest potential to further the goals and objectives of the vision plans and neighborhood plans and studies.

Recreation and Open Space Element:

Policy 2.2.1 The City shall require that all new non-residential land uses, except in the Central Business District, provide a minimum of 10% of the property in open space.

KingSoutel Crossing CRA

The subject site is located within the boundaries of the KingSoutel Crossing Community Reinvestment Area (CRA). The KingSoutel Crossing CRA was enacted in 2008, pursuant to Ordinance 2006-591-E. It was established to jumpstart housing, retail and commercial development in an underserved, but emerging area in Northwest Jacksonville. However, there may be some permitted uses of the proposed PUD that may be inconsistent with the CRA.

(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, any new 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

Not applicable. This proposed Planned Unit Development intends to utilize lands for commercial

uses.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The use of existing and proposed landscaping: The applicant has indicated in their Witten Description (Exhibit D) that the current site will not be brought up to code. However, any future development will meet Part 12. The current conditions of the site are pictured below.

The treatment of pedestrian ways: The site is already developed. Any future development will be reviewed for pedestrian access and compatibility.

Traffic and pedestrian circulation patterns: The site is already developed. Any changes in traffic patterns in the future will be reviewed at the time of permitting.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: There is currently a 6-8 feet tall masonry wall separating the Vehicular loading zone for the back of the commercial building and the residential properties to the south. There are no plans to change the alleyway at this time.

(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 site is already developed. This PUD is requesting the addition of commercial uses that would not be deemed as permitted under the current CN Zoning District and NC Land Use Category but restricts or does not include some of the CCG-1/2 uses, which may not be appropriate for this site.

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	NC	CN	Vacant-Grass lot
South	CGC & LDR	CCG-1 & RLD-60	Vacant Commercial Center & Single Family Subdivision
East	NC	CN	Vacant-Forest
West	RPI	CRO	Retirement Home

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category and is a

developed site looking to expand permitted uses beyond the CN Zoning District and NC Land Use Category. The PUD is appropriate at this location because it will allow for a wider variety of uses to serve the Northwestern citizens of Kings-Soutel.

The existing residential density and intensity of use of surrounding lands: The site is already developed. The PUD allows for a wider variety of commercial activity on the site.

The availability and location of utility services and public facilities and services: The site is and will continue to be serviced by JEA.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property is located on Soutel Road which is a minor arterial road in Northwest Jacksonville. It has convenient access to public transportation (JTA) and connects to principal highway, SR-15 (New Kings Road) to the south and minor arterial road, SR-115 (Lem Turner Road) to the north. This makes the commercial center easily accessible by motorists, public transport users, and pedestrians.

(7) Usable open spaces plazas, recreation areas.

Not required. Because this is a commercial development recreation and open-space is not a requirement.

(8) Impact on wetlands

Not applicable. There are no wetlands on the property.

(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 applicant has requested that parking requirements for the existing site be allowed a reduction to 70% of the requirement in Part 6. The City's Traffic Engineering Division does not support this reduction without a mitigation plan. The reduction will only come with the development of an outparcel. There is also a plan for road diet along Norfolk Boulevard that will add on street parking to the area. The parking can serve the commercial development making a more walkable community feel.

(11) Sidewalks, trails, and bikeways

The site is already developed but any future developments will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on October 3, 2018, 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 2018-640 be **APPROVED with the following exhibits:**

1. The original legal description dated March 26, 2018
2. The revised written description dated October 9, 2018
3. The original site plan dated March 20, 2018

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2018-640 be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. The City's Traffic Engineering Division will review reductions in parking from Part 6 of the Zoning Code prior to issuance of building permits.
2. 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.



Potential Outparcel

*Source: COJ, Planning & Development Department
Date: 10/03/2018*



Alley way for back of building

*Source: COJ, Planning & Development Department
Date: 10/03/2018*



Property to the west: Retirement Home (9050 Norfolk Boulevard)

*Source: COJ, Planning & Development Department
Date: 10/03/2018*



Property to the east: Vacant-Forested

*Source: COJ, Planning & Development Department
Date: 10/03/2018*



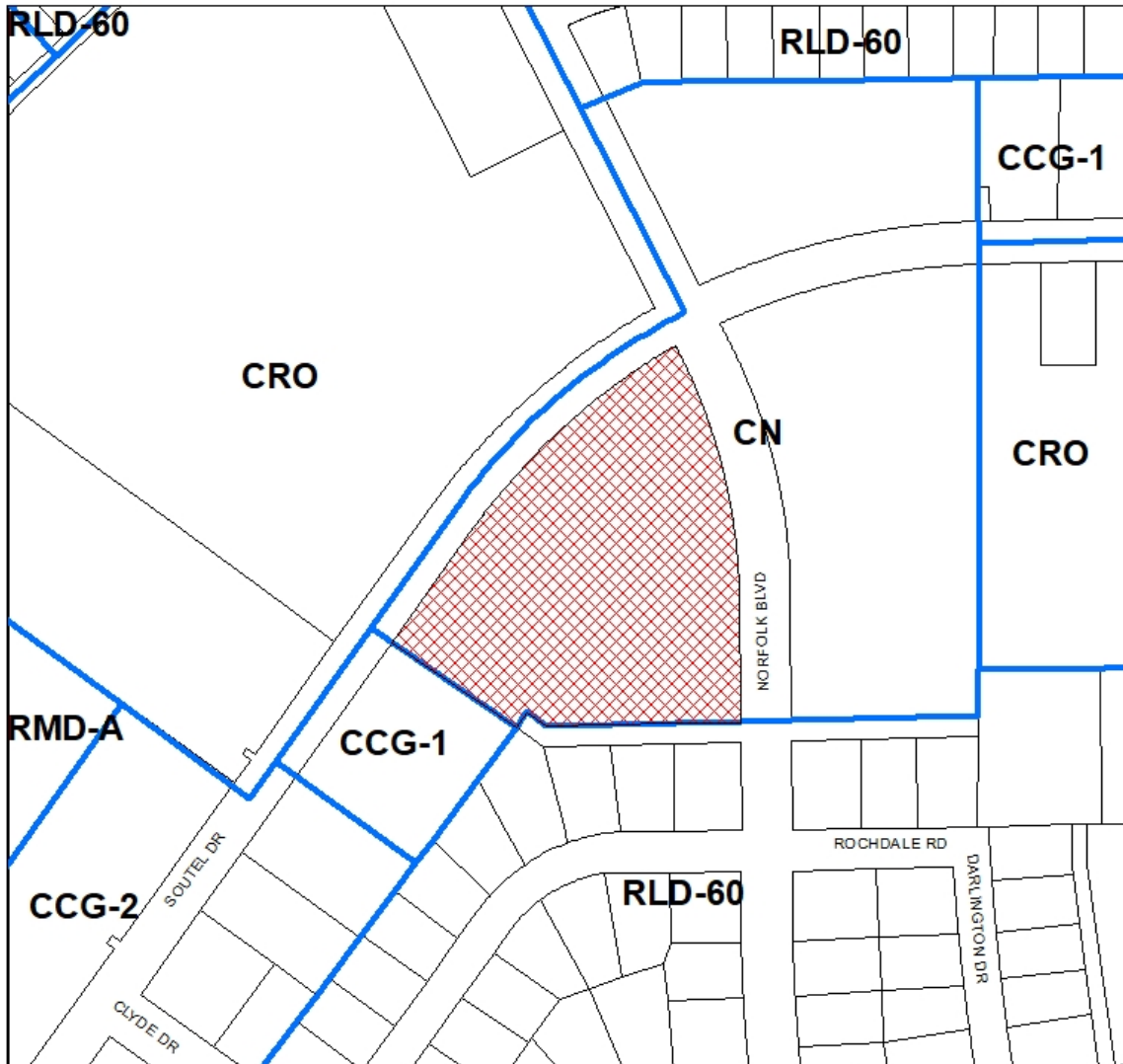
Property to the south: Single Family Dwelling (8856 Norfolk Boulevard)

Source: COJ, Planning & Development Department
Date: 10/03/2018



Property to the south: Vacant Commercial Building (4810 Soutel Drive)

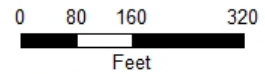
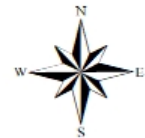
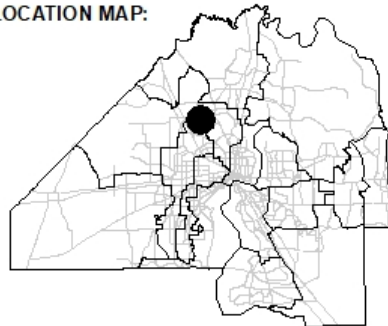
Source: COJ, Planning & Development Department
Date: 10/03/2018



REQUEST SOUGHT:

FROM: CN
 TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

10

ORDINANCE NUMBER:

ORD-2018-0640

TRACKING NUMBER

T-2018-1729

PAGE 1 OF 1



Planning and Development Department

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

--M E M O R A N D U M

TO: Connie Patterson, City Planner II
Current Planning Division

FROM: Edward Lukacovic, City Planner III
Community Planning Division

RE: 2018-640

DATE: October 4, 2018

The following review is based on the information provided by the Current Planning Division staff.

Description of Proposed Rezoning Application

Current Land Use: NC	LU Companion Application: 2018-639; (NC →CGC)
Current Zoning: CN	Proposed Zoning: PUD Acres: 4.21
Development Area: Urban	

Comprehensive Land Use Policy Analysis

Is the proposed rezoning district consistent with the functional land use category identified in the 2030 Comprehensive Plan?

YES NO - However, if the companion FLUM amendment is approved, the rezoning will be consistent

ZONING REQUEST:

The request is for a rezoning from CN to PUD to allow for a wider range of permitted uses for the existing Soutel Plaza located at the intersection of Soutel Drive and Norfolk Boulevard in Planning District 5 and Council District 10. In addition there is a companion land use amendment from NC to CGC. The intersection of Soutel Drive and Norfolk Boulevard is a commercial node within the Urban Development Area. Soutel Drive is a "Minor Arterial" road and Norfolk Boulevard is a "Local" road. The site is also within the KingSoutel Crossing CRA. The CRA may be restrictive in the proposed permitted uses of the PUD description.

LAND USE CATEGORY CONSISTENCY REVIEW:

According to the FLUE, CGC in the Urban Development Area is intended to provide compact development in nodal and corridor development patterns while promoting the advancement of existing commercial land uses and the use of

existing infrastructure. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services and which abut a roadway classified as arterial or higher on the Functional Highway Classification Map.

NC is a category primarily intended to provide commercial retail and service establishments which serve the daily needs of nearby residential neighborhoods. These uses shall generally be located within walking distance of residential neighborhoods in order to reduce the number of Vehicles Miles Traveled. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2030 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.

Future Land Use Element:

- Policy 1.1.11 Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this 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.
- 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.
- 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.
- Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
- 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.
- 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 3.2.4 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.
- Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.
- Policy 4.1.8B The City shall evaluate all proposed amendments to the Comprehensive Plan as to their compliance with the area's vision plan and any existing neighborhood plans and studies. Priority shall be given to those amendments with the greatest potential to further the goals and objectives of the vision plans and neighborhood plans and studies.

Transportation Element

- Policy 2.3.7 Access for corner lots or parcels shall be located the greatest distance from the corner commensurate with property dimensions. For roadways having a functional classification of collector or higher, access shall not be less than 150 feet from the geometric centerline of intersecting roadways, 100 feet from the outside through-lane, or commensurate with property dimensions, where the lot frontage is insufficient to meet these requirements, subject to the approval of the Traffic Engineering Division and the JPDD.

Recreation and Open Space Element:

- Policy 2.2.1 The City shall require that all new non-residential land uses, except in the Central Business District, provide a minimum of 10% of the property in open space.

The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:

KingSoutel Crossing CRA

The subject site is located within the boundaries of the KingSoutel Crossing Community Reinvestment Area (CRA). The KingSoutel Crossing CRA was enacted in 2008, pursuant to Ordinance 2006-591-E. It was established to jumpstart housing, retail and commercial development in an underserved, but emerging area in Northwest Jacksonville. However, there may be some permitted uses of the proposed PUD that may be inconsistent with the CRA.

**Scope of Services
(City Contract No. 7420-11)
Norfolk Boulevard Roadway and Intersection Improvements**

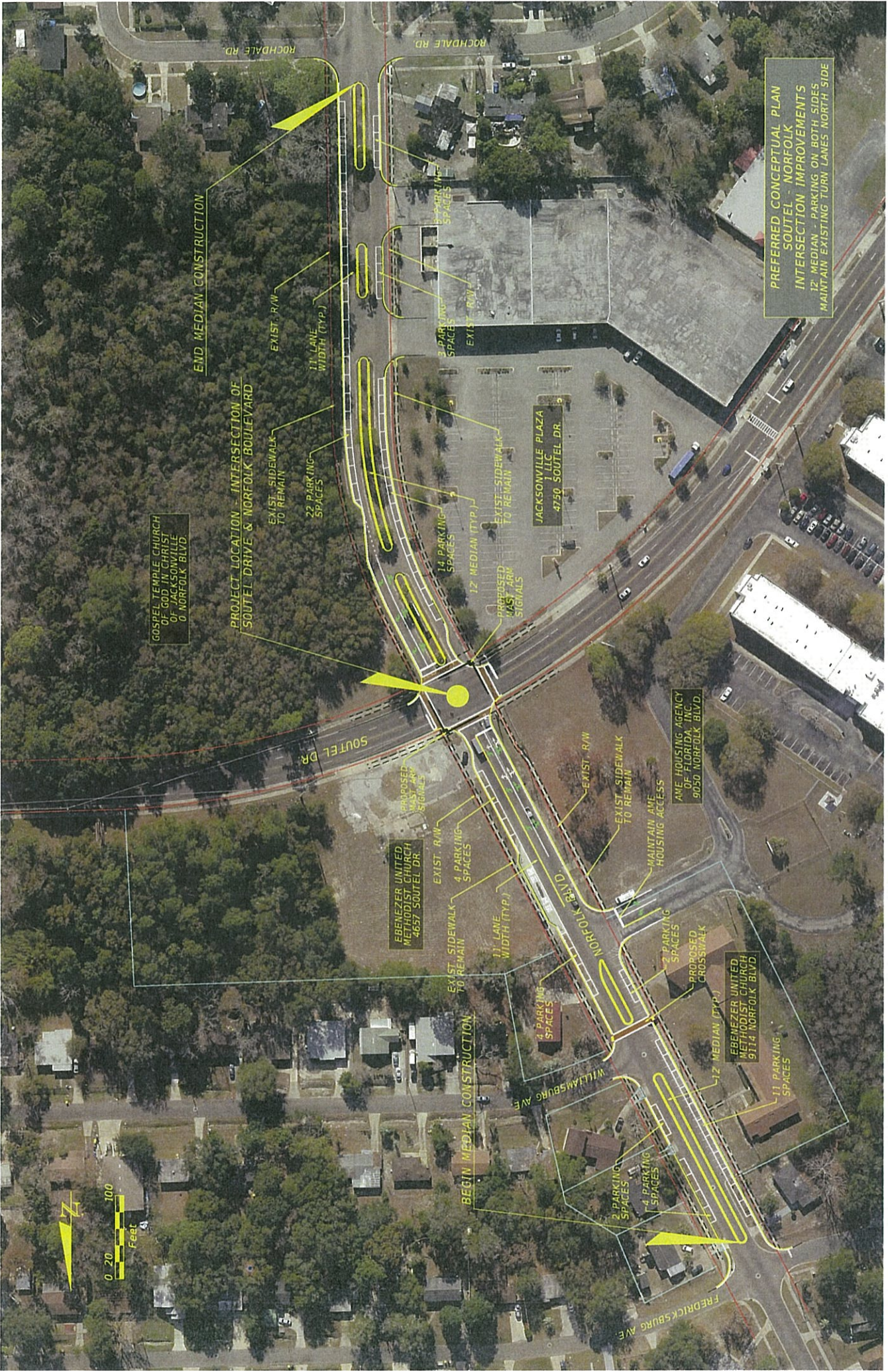
Project Description

Eisman & Russo (E&R) has met with the City's Project Manager and identified the proposed scope of services for this project. The requested design services will include a Conceptual Alternatives Analysis and preparation of a Design-Build Criteria Package based on the preferred alternative which the City of Jacksonville (COJ) will use to solicit Design-Build bids for the roadway and intersection improvements along Norfolk Boulevard at Soutel Drive.

The project is located along Norfolk Boulevard on the northwest side of Jacksonville, just south of the Trout River between New Kings Road (SR 15) and Lem Turner Road (SR115). The site is further illustrated in the Location Map attached as Exhibit C of this proposal. The project limits will extend along Norfolk Boulevard from Fredricksburg Avenue to Rochdale Road, approximately 0.3 miles, and will include the Soutel Drive intersection. This section of Norfolk Boulevard is part of the Jean A. Lewis Parkway, as designated by the Jacksonville City Council.

This Design-Build project is intended to enhance the Soutel Place neighborhood as part of the city's "KingSoutel Crossing Community Redevelopment Plan". Raised grass medians will be constructed along Norfolk Boulevard, along with the addition of streetscaping, on-street parking, and new community signage to create a "gateway" into the Soutel Place District. The goal is to enhance the current neighborhood and attract new businesses.

KingSoutel Crossing CRA Redevelopment Plan Reference: Pages 33-34



GOSPEL TEMPLE CHURCH OF GOD IN CHRIST OF JACKSONVILLE O NORFOLK BLVD.

END MEDIAN CONSTRUCTION

PROJECT LOCATION - INTERSECTION OF SOUTEL DRIVE & NORFOLK BOULEVARD

EXIST. SIDEWALK TO REMAIN

22 PARKING SPACES

11' LANE WIDTH (TYP.)

EXIST. R/W

3 PARKING SPACES

EXIST. R/W

3 PARKING SPACES

EXIST. R/W

12' MEDIAN (TYP.)

EXIST. SIDEWALK TO REMAIN

JACKSONVILLE PLAZA 4750 SOUTEL DR.

PROPOSED T-ARM SIGNALS

EXIST. SIDEWALK TO REMAIN

EXIST. R/W

EXIST. SIDEWALK TO REMAIN

EXIST. R/W

EXIST. SIDEWALK TO REMAIN

EXIST. R/W

EXIST. SIDEWALK TO REMAIN

EXIST. R/W

EXIST. SIDEWALK TO REMAIN

EXIST. R/W

0 20 100 Feet



PREFERRED CONCEPTUAL PLAN SOUTEL - NORFOLK INTERSECTION IMPROVEMENTS 12' MEDIAN - PARKING ON BOTH SIDES MAINTAIN EXISTING TURN LANES NORTH SIDE

EBENEZER UNITED METHODIST CHURCH 4657 SOUTEL DR.

EXIST. R/W

4 PARKING SPACES

EXIST. SIDEWALK TO REMAIN

11' LANE WIDTH (TYP.)

EXIST. R/W

EXIST. SIDEWALK TO REMAIN

EXIST. R/W

EXIST. SIDEWALK TO REMAIN

EXIST. R/W

EXIST. SIDEWALK TO REMAIN

EXIST. R/W

EXIST. SIDEWALK TO REMAIN

EXIST. R/W

EXIST. SIDEWALK TO REMAIN

EXIST. R/W

EXIST. SIDEWALK TO REMAIN

EXIST. R/W

BEGIN MEDIAN CONSTRUCTION

2 PARKING SPACES

4 PARKING SPACES

12' MEDIAN (TYP.)

PROPOSED CROSSWALK

2 PARKING SPACES

EXIST. R/W

EXIST. SIDEWALK TO REMAIN

EXIST. R/W

EXIST. SIDEWALK TO REMAIN

EXIST. R/W

EXIST. SIDEWALK TO REMAIN

EXIST. R/W

EXIST. SIDEWALK TO REMAIN

EXIST. R/W

EXIST. SIDEWALK TO REMAIN

EXIST. R/W

AVE. HOUSING AGENCY 9050 NORFOLK BLVD.

EXIST. R/W

EXIST. SIDEWALK TO REMAIN

EXIST. R/W

EXIST. SIDEWALK TO REMAIN

EXIST. R/W

EXIST. SIDEWALK TO REMAIN

EXIST. R/W

EXIST. SIDEWALK TO REMAIN

EXIST. R/W

FREDRICKSBURG AVE

WILLIAMSBURG AVE

NORFOLK BLVD

SOUTEL DR

ROCHDALE RD

JACKSONVILLE PLAZA

EBENEZER UNITED METHODIST CHURCH

AVE. HOUSING AGENCY

GOSPEL TEMPLE CHURCH

Patterson, Connie

From: Kolczynski, John
Sent: Tuesday, October 2, 2018 9:40 AM
To: Patterson, Connie
Subject: RE: COJ PDD Current Planning: Ord 2018-640 Soutel Plaza PUD Agency Review

Connie,

My comments for this PUD are as follows:

- Traffic Engineering does not support a reduction to 70% of the required parking without a mitigation plan. Spill over parking could affect the neighborhood to the south.

John F. Kolczynski E.I.
Traffic Studies Associate Engineer
Traffic Engineering Division
1007 Superior Street
Jacksonville, Florida 32254
(904) 255-7547

From: Patterson, Connie
Sent: Wednesday, September 26, 2018 4:03 PM
To: Salem, Soliman; Parola, Helena; Kolczynski, John; Sands, Mike; Warnock, Blaine; McDaniel, Jody; Joseph, Daryl; Namey, Joe; Hubsch, Charles; Flowe, John; pricml@jea.com; West, Susan R. - Consulting Engineer; Lamb, John T.; Wilson, Kurtis
Subject: COJ PDD Current Planning: Ord 2018-640 Soutel Plaza PUD Agency Review

Good Afternoon,

The Current Planning Division of the Planning and Development Department would appreciate any comments or recommendations that your agency/department may have on the proposed rezoning. This is existing site adding commercial uses, no proposed additions at this time. Please review the attached and e-mail your comments or recommendations to this office no later than: **October 10, 2018**

Connie Patterson
City Planner II
City of Jacksonville | Planning & Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904)255-7822

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2018-0640 **Staff Sign-Off/Date** CMP / 09/06/2018
Filing Date 09/25/2018 **Number of Signs to Post** 6
Hearing Dates:
1st City Council 10/23/2018 **Planning Comission** 10/18/2018
Land Use & Zoning 11/07/2018 **2nd City Council** 11/13/2018
Neighborhood Association HARBORVIEW NEIGHBORHOOD ASSOC; KINLOCK CIVIC ASSOC
Neighborhood Action Plan/Corridor Study KINGS SOUDEL CRA

Application Info

Tracking # 1729 **Application Status** PENDING
Date Started 03/14/2018 **Date Submitted** 03/26/2018

General Information On Applicant

Last Name MANN **First Name** L **Middle Name** CHARLES
Company Name MANN-PELLICER
Mailing Address 165 ARLINGTON ROAD
City JACKSONVILLE **State** FL **Zip Code** 32211
Phone 9047211546 **Fax** 9047211582 **Email** CHARLIEMANN1@COMCAST.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name CLEMENZA **First Name** JOHN **Middle Name**
Company/Trust Name JACKSONVILLE PLAZA1, LLC.
Mailing Address 4650 SOUDEL DRIVE
City JACKSONVILLE **State** FL **Zip Code** 32208
Phone 9177106586 **Fax** 9047211582 **Email** CHARLIEMANN1@COMCAST.NET

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 037568 0000	10	5	CN	PUD

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

Existing Land Use Category
 NC

Land Use Category Proposed? **If Yes, State Land Use Application #**

5288

Total Land Area (Nearest 1/100th of an Acre) 4.21**Development Number****Proposed PUD Name** SOUTEL DRIVE COMMERCIAL**Justification For Rezoning Application**

TO PERMIT A WIDER VARIETY OF COMMERCIAL SUPPORT USES TO THE SURROUNDING COMMUNITY

Location Of Property**General Location**

SOUTHWEST CORNER OF SOUTEL DRIVE AND NORFOLK BLVD

House #	Street Name, Type and Direction	Zip Code
4750	SOUTEL DR	32208

Between Streets

NORFOLK BLVD and DEVONSHIRE BLVD

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 | |
| 4.21 Acres @ \$10.00 /acre: | \$50.00 |
| 3) Plus Notification Costs Per Addressee | |
| 27 Notifications @ \$7.00 /each: | \$189.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,508.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

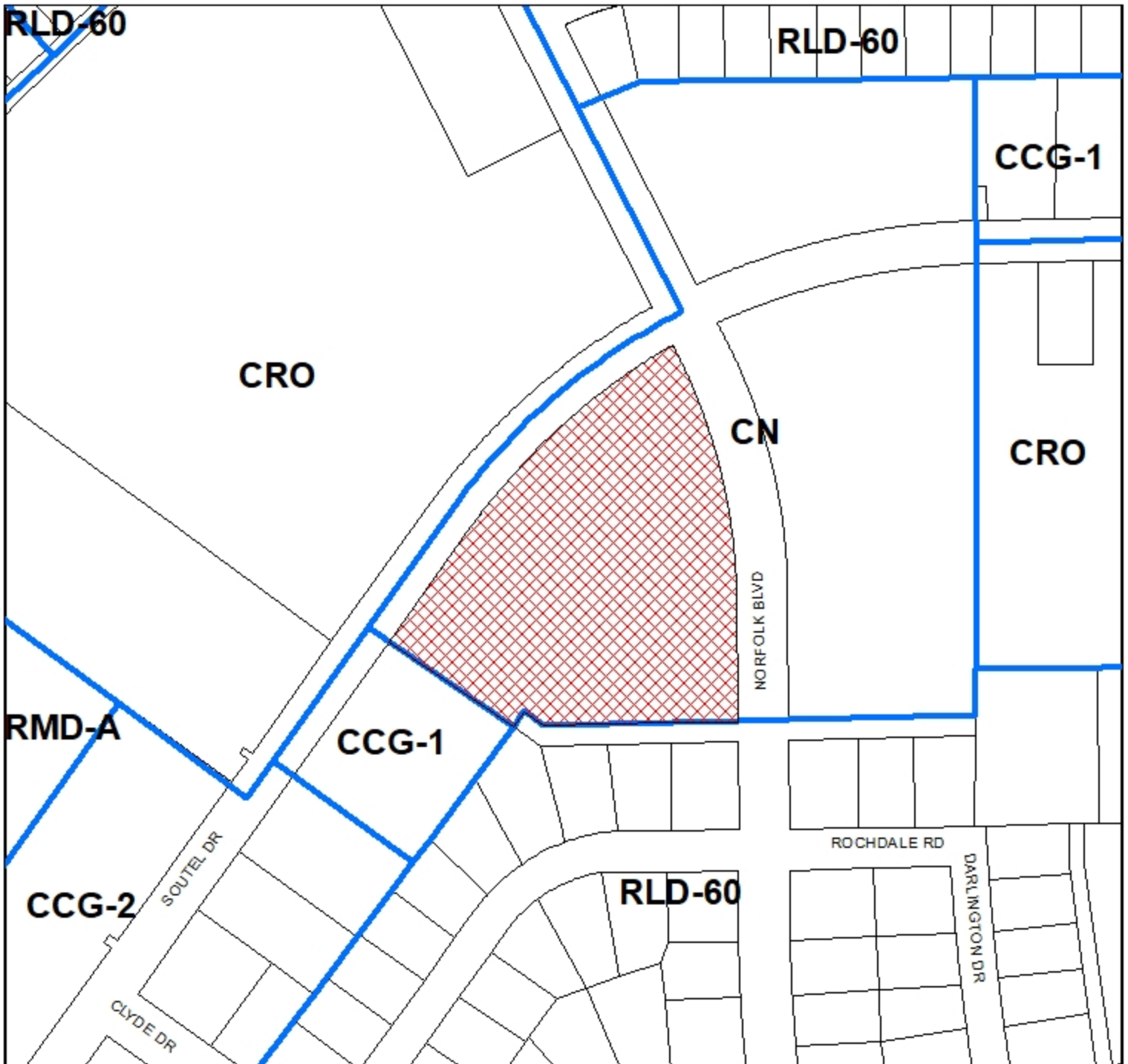
Legal Description

A portion of the John Carter Donation, Section 41, Township 1 South, Range 26 East, Duval County, Florida, more particularly described as follows:

For a Point of Beginning commence at the Northeasterly corner of Lot 1, Block 2 of Harbor View, Unit One, according to the Plat recorded in the Public Records of said County in Plat Book 28, page 43 and run South $88^{\circ}46'40''$ West along the Northerly line of said Block 2, and along the Northerly line of Block 2, Harbor View, Unit Two, according to the Plat recorded in the Public Records of said County in Plat Book 28, page 80, a distance of 292.22 feet to an iron pipe located at the corner common to Lots 3 and 4, Block 2, Harbor View, Unit Two; run thence North $54^{\circ}35'40''$ West along the Northeasterly line of said Lot 4, Block 2, a distance of 55.34 feet to a permanent reference monument located at the most Easterly corner of lands described in Deed recorded in said Public Records in Deed Book 1595, page 441; continue thence North $54^{\circ}35'40''$ West along the Northeasterly line of lands described in the last mentioned Deed, 210.00 feet to an iron pipe located on the Southeasterly right of way line of Soutel Drive, (County Road Number 157-354); run thence North $35^{\circ}27'20''$ East along said Southeasterly right of way line, 201.95 feet to a point of curvature in said right of way line; run thence Northeasterly continuing along said right of way line, and along the arc of a curve concave to the Southeast and having a radius of 922.37 feet, a chord distance of 392.42 feet to the intersection of said right of way line of Soutel Drive with the Westerly right of way line of Norfolk Boulevard, as shown on said Plat of Harbor View, Unit One, the bearing of the aforementioned chord being North $47^{\circ}44'15''$ East; run thence the following courses and distances along the Westerly right of way line of Norfolk Boulevard; First Course: South $27^{\circ}10'00''$ East, 87.07 feet to a point of curvature; Second Course: along the arc of a curve concave to the West and having a radius of 500 feet, a chord distance of 224.48 feet to the point of tangency, the bearing of the aforementioned chord being South $14^{\circ}11'40''$ East; Third Course: South $01^{\circ}13'20''$ East, 280.85 feet to the Point of Beginning; subject, however, to a 30.0 foot wide right of way for drainage and utilities along the Northerly line of Block 2, Harbor View, Unit One and Harbor View, Unit Two, aforementioned, according to the Plats thereof.

LESS AND EXCEPTING therefrom a 30.0 foot wide right of way for drainage and utilities along the Northerly line of Block 2, Harbor View, Unit One and Harbor View, Unit Two, aforementioned according to the Plats thereof.

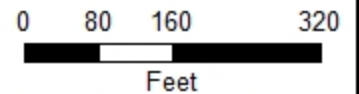
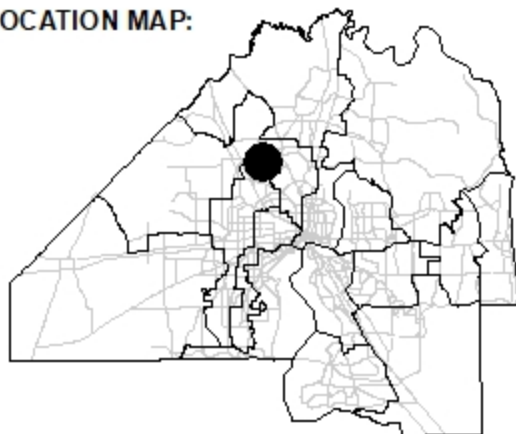
March 26, 2018



REQUEST SOUGHT:

FROM: CN
TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:
10

ORDINANCE NUMBER:

ORD-2018-0640

TRACKING NUMBER

T-2018-1729

EXHIBIT A - Property Ownership Affidavit

Date: March 6, 2018

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location:
4750 Soutel Dr., Jacksonville FL 32208 Re: 037566-0000

To Whom it May Concern:

John Clemenza hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Land use change and rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Jacksonville Plaza 1, LLC

By _____

By John Clemenza

Print Name: _____

Print Name: John Clemenza

Its: Owner / Manager Partner

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF ~~FLORIDA~~ New York
COUNTY OF ~~DUVAL~~ Queens

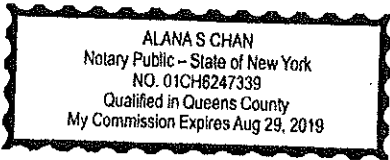
Sworn to and subscribed and acknowledged before me this 13th day of March 2018, by John Clemenza, who is personally known to me or who has produced NY DRIVER LICENSE as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

ALANA S CHAN

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: _____

JACKSONVILLE PLAZA 1 LLC
 PO BOX 50888
 JACKSONVILLE BEACH, FL 32240

Primary Site Address
 4750 SOUDEL DR
 Jacksonville FL 32208-

Official Record Book/Page
 17123-01486

Title #
 6320

4750 SOUDEL DR

Property Detail

RE #	037568-0000
Tax District	GSK
Property Use	1692 Shopping Ctr/Nbhd
# of Buildings	1
Legal Desc.	41-1S-26E 4.21 J CARTER DONATION
Subdivision	00000 SECTION LAND
Total Area	183459

Value Summary

	2017 Certified	2018 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$203,671.00	\$203,671.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$815,100.00	\$817,500.00
Assessed Value	\$815,100.00	\$817,500.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$815,100.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
17123-01486	4/3/2015	\$165,000.00	QC - Quit Claim	Unqualified	Improved
16740-00292	3/26/2014	\$770,000.00	SW - Special Warranty	Qualified	Improved
16022-01908	8/3/2012	\$400,100.00	CT - Certificate of Title	Unqualified	Improved
14267-01224	10/29/2007	\$100.00	WD - Warranty Deed	Unqualified	Improved
13743-02395	12/19/2006	\$100.00	WD - Warranty Deed	Unqualified	Improved
12970-00166	12/21/2005	\$100.00	WD - Warranty Deed	Unqualified	Improved
07534-01916	3/8/1993	\$360,000.00	WD - Warranty Deed	Unqualified	Improved
06693-02257	12/11/1987	\$100.00	MS - Miscellaneous	Unqualified	Improved
06649-01749	1/10/1989	\$100.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	1,851.00	\$2,443.00
2	WMCC1	Wall Masonry/Concrt	1	0	0	2,987.00	\$6,213.00
3	PVAC1	Paving Asphalt	1	0	0	91,391.00	\$46,609.00
4	LPMC1	Light Pole Metal	1	0	0	5.00	\$3,601.00
5	LITC1	Lighting Fixtures	1	0	0	5.00	\$978.00
6	FCLC1	Fence Chain Link	1	0	0	40.00	\$434.00

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	1000	COMMERCIAL	CN	0.00	0.00	Common	183,388.00	Square Footage	\$203,671.00	1	41-1S-26E 4.21
										2	J CARTER DONATION
										3	PT RECD O/R 17123-1486


Buildings

Building 1
 Building 1 Site Address
 4750 SOUDEL DR Unit
 Jacksonville FL 32208-

Building Type	1602 - SHOP CTR NBHD
Year Built	1964
Building Value	\$540,539.00

Type	Gross Area	Heated Area	Effective Area
Unfin Loading Platform	88	0	13
Base Area	58150	58150	58150
Canopy	3689	0	922

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Exterior Wall	17	17 C.B. Stucco
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	5	5 Asphalt tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Ceil Wall Fin

 Building layout (traversing data) of this property

Total	61927	58150	59085
-------	-------	-------	-------

Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry

Element	Code	
Stories	1.000	
Restrooms	11.000	
Baths	57.000	
Rooms / Units	8.000	
Avg Story Height	15.000	

2017 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$815,100.00	\$0.00	\$815,100.00	\$8,748.48	\$9,326.29	\$8,886.87
Public Schools: By State Law	\$815,100.00	\$0.00	\$815,100.00	\$3,481.99	\$3,453.58	\$3,520.01
By Local Board	\$815,100.00	\$0.00	\$815,100.00	\$1,718.82	\$1,832.34	\$1,737.63
FL Inland Navigation Dist.	\$815,100.00	\$0.00	\$815,100.00	\$24.47	\$26.08	\$24.45
Water Mgmt Dist. SJRWMD	\$815,100.00	\$0.00	\$815,100.00	\$220.59	\$222.03	\$222.03
Gen Gov Voted	\$815,100.00	\$0.00	\$815,100.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$815,100.00	\$0.00	\$815,100.00	\$0.00	\$0.00	\$0.00
Gen Service KingSoutel	\$815,100.00	\$0.00	\$815,100.00	\$0.00	\$0.00	\$0.00
			Totals	\$14,194.35	\$14,860.32	\$14,390.99
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$764,600.00	\$764,600.00	\$0.00	\$764,600.00		
Current Year	\$815,100.00	\$815,100.00	\$0.00	\$815,100.00		

2017 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2017

2016

2015

2014

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

Detail by Entity Name

Foreign Limited Liability Company
JACKSONVILLE PLAZA 1 LLC

Filing Information

Document Number	M14000001152
FEI/EIN Number	46-5193418
Date Filed	02/18/2014
State	DE
Status	ACTIVE

Principal Address

78-68 81ST ST
GLENDALE, NY 11385

Mailing Address

78-68 81ST ST
GLENDALE, NY 11385

Registered Agent Name & Address

REGISTERED AGENTS INC.
3030 N ROCKY POINT DR
STE 150A
TAMPA, FL 33607

Authorized Person(s) Detail

Name & Address

Title MGR

CLEMENZA, JOHN
78-68 81ST ST
GLENDALE, NY 11385

Annual Reports

Report Year	Filed Date
2016	03/06/2016
2017	02/09/2017
2018	03/11/2018

Document Images

03/11/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
03/06/2016 -- ANNUAL REPORT	View image in PDF format
02/28/2015 -- ANNUAL REPORT	View image in PDF format
02/18/2014 -- Foreign Limited	View image in PDF format

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: March 3, 2018

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location: 4750 Soutel Dr. Jacksonville, FL 32208

To Whom It May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers L. Charles Mann to act as agent to file application(s) for Land Use Change & Rezoning for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

By _____

Print Name: _____

If Owner is Corporate Entity:*

Print Corporate Name:

Jacksonville Plaza 1, LLC

By John Clemenza

Print Name: John Clemenza

Its: Owner / Manager Partner

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

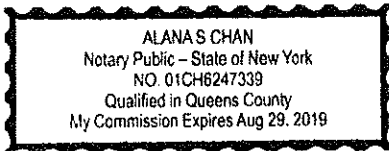
STATE OF ~~FLORIDA~~ New York
COUNTY OF ~~DUVAL~~ Queens

2017 Sworn to and subscribed and acknowledged before me this 13th day of March 2017, by John Clemenza, who is personally known to me or who has produced NY DRIVER LICENSE as identification and who took an oath.

(Signature of NOTARY PUBLIC)

ALANA S CHAN

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: _____

EXHIBIT C

Binding Letter

Date: March 6 2018

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

Re: Soutel Plaza PUD

Ladies and Gentlemen:

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed development plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: John Clemenza for Jacksonville Plaza 1, LLC
(Owner's Signature)

Its: Owner/Manager-Partner

EXHIBIT D

WRITTEN DESCRIPTION

Soutel Plaza PUD

October 9, 2018

I. PROJECT DESCRIPTION

The site is currently designated Neighborhood commercial (NC) in the future land use maps and is currently zoned Commercial Neighborhood (CN). The site is currently developed with approximately 57,843 square feet of building on a 4.2 acre parcel of land located at the intersection of Soutel Drive and Norfolk Boulevard.

The proposed Planned Unit Development is a companion to a Small Scale Land Use Amendment seeking the Community General Commercial category (CGC) to allow for a broader tenant base, while prohibiting certain uses which would be inappropriate in relation to the surrounding residential neighborhoods. The existing buildings will be renovated and the owners would like the ability to permit the creation of a new outparcel at a future date. The size, shape and use of such future outparcel will be determined by market conditions and would be subject to a Minor Modification to this PUD prior to commencement.

The City's 2030 Comprehensive Plan promotes such renovation and redevelopment, as found in Policy 3.2.2 of the Future Land Use Element, promoting the redevelopment of infill commercial properties in lieu of permitting new commercial areas.

The subject property is located in the Urban area of the City and Soutel Drive is classified as an Arterial Roadway according to the City's 2030 Comprehensive Plan.

The subject site is located in the southwest quadrant of the commercial node found at the intersection of Soutel and Norfolk Boulevard. The northeast and southeast quadrants of this node and are vacant being previously developed and undeveloped respectively. The northwest quadrant is zoned CRO, being developed as the AME Housing Agency of Florida. Properties existing along Soutel Drive abutting the subject property to the southwest is designated CGC/CCG-1 and are developed with strip commercial uses. The remainder of the corridor along Soutel Drive is designated CGC with both CCG-1 and CCG-2 zoning, also developed as strip commercial.

The subject site is unique as it is developed in the nature of a shopping center, located at a substantial intersection, being ideally located for retail redevelopment. A similar center exists to the southwest, at Archery Road and is designated CCG-1. These larger parcels with adequate parking are ideal for promoting redevelopment and attracting commercial retail users who are not otherwise in the market.

As of the date of this application the developer, Jacksonville Plaza 1, LLC, has not hired any professionals beyond Mr. Charles Mann, acting as agent for entitlements.

II. QUANTITATIVE DATA

The subject property encompasses approximately 4.21 acres and is developed with approximately 58,000 square feet. It is the intent of the owners to renovate and revitalize this property while permitting a future outparcel, where the total square footage allowed would not exceed 65,000 square feet.

Commencement of the renovations is intended to occur as soon as market conditions permit. Approval of the additional uses should help to increase occupancy in the center quickly as there is demand for these retail users in the community.

III. USES AND RESTRICTIONS

A. Permitted uses and structures.

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, doctors' offices and medical clinics, 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. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters.
5. Art galleries, museums, community centers, dance, art or music studios.
6. Vocational, trade or business schools and similar uses.
7. Day care centers or care centers meeting the performance standards and similar uses.
8. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
9. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
10. 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.

11. Express or parcel delivery offices and similar uses but not freight or bus terminals.
12. Schools meeting the performance standard and development criteria set forth in part 4 of the zoning code.
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.
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. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
20. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.

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. The sale and service of all alcoholic beverages, including liquor, beer or wine, for on premises consumption in conjunction with a restaurant.
3. Service garages for minor or major repairs.
4. Car wash or auto laundry.

5. Blood donor stations, plasma centers and similar uses.
6. Billiard parlors.
7. Service and repair of general appliances and small engines.
8. Pawn Shops with no outside display limited to items in the CCG-1 Zoning District.

C. Uses not Permitted

1. Hotels and Motels.
2. Adult amusement centers.
3. Game promotions or sweepstakes utilizing electronic equipment.
4. Adult congregate living facilities.
5. Facilities operated by a licensed para-mutual permit holder.
6. Crematories
7. Any facility selling all alcoholic beverages for off premises consumption. It being the intent to prohibit package store uses but not to prohibit convenience sales of beer/wine in conjunction with a retail store.

IV. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The rezoning to PUD will permit additional uses, serving to promote the marketability of the property, recognizing the existing non-conforming characteristics of the development, while promoting new and attractive retail opportunities in this area of Jacksonville. Additionally the PUD prohibits various uses that would be permitted in a conventional rezoning, keeping those uses out of the community. The application also differs from the strict application of the Zoning Code in order to permit the reuse and renovation, without requiring strict adherence to the conventional development standards. Specifically, the PUD reduces the required landscape standards, effectively accepting what was originally constructed as compliant. This has the effect of maintaining the necessary parking spaces as well as making renovations possible without substantial loss of these needed parking stalls. Finally, the intent of the PUD is to permit limited additional expansion, meeting the required landscape standards for any such additional outparcel development, but respecting the need for

the parking of the future customers.

The subject property will be operated and maintained by its owner or owners, with input and support of the building tenants.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot area: None, except as otherwise required for certain uses.
2. Minimum lot width: None, except as otherwise required for certain uses.
3. Maximum lot coverage: None, except as otherwise required for certain uses.
4. Minimum front yard: None.
5. Minimum side yard: None.
6. Minimum rear yard: 10 feet or as currently built,
7. Maximum height of structures: 35 feet.

B. Ingress, Egress, Circulation and Parking:

1. *Customer & Employee parking requirements.* Parking currently meets or exceeds the applicable standards for retail commercial uses. However, in order to promote reuse and redevelopment of this property the total required parking for the entire development shall not be required to exceed Seventy percent (70%) of the total otherwise required in Part 6, Zoning Code. Such relief will serve to promote the center's viability and permit the required landscaping for any future outparcel.
2. *Vehicular Access.* Access to the existing site is off Soutel Drive and Norfolk Boulevard.

C. Retention

Retention shall meet requirements of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns Water Management District. Storm water detention areas may be located on or off-site and may be shared with other parcels provided the storm water design meets the standards and requirements of the City of Jacksonville and St. John's River Water Management District.

D. Signs

The number, location, size and height of signage to be located upon the property shall be in accordance with the current Sign Ordinance of the City of Jacksonville for retail site as allowed in CCG-1. Variation from the strict requirements of the 656.1301 of the Jacksonville Zoning Ordinance shall be permitted to allow for identification and directional signs subject to review by the City of Jacksonville Planning and Development Department. Primary sign heights will not exceed fifty feet (50') in height.

E. Landscaping

While the current development of the property does not meet the strict application of the current zoning code with relation to landscaping, having been developed prior to the applicable standards, conditions are better than the majority of the commercial parcels along this corridor. Therefore, all existing landscaping and landscaped areas shall be deemed compliant. However, development of the future outparcel shall comply with the applicable standards of Part 12, Zoning Code.

F. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.

G. Noise Abatement

All exterior speakers or audio transmission devices used on or about the project will be situated and operated in volumes which are not excessive in relationship to the surrounding residential zoning districts.

H. Illumination

Lighting standards shall be oriented so as to localize illumination onto the project to the greatest extent possible. The quantity of illumination shall be controlled so as to eliminate unreasonable interference or impact with surrounding residential zoning districts.

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 existing and proposed uses within the Property, and showing the general layout of the overall property.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2010 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. The PUD promotes the reuse of developed commercial areas, supporting infill and redevelopment in an appropriate location for such uses.
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area as well as the marketability of the community.
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan for CGC land use.

VIII PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* According to the Future Land Use Map series (FLUMs) of the 2030 Comprehensive Plan, the designated land use category is Community General Commercial (CGC), which allows for the above listed uses. If the PUD is approved, the site will be consistent with the CGC land use category and the Comprehensive Plan.
- B. *Consistency with the Concurrency Management System.* The Property Will be developed in accordance with the rules of the City of Jacksonville Mobility and Concurrency Management System Office (CMMSO).
- C. *Allocation of Commercial Land Use.* There is no residential component to this PUD
- D. *Internal Compatibility/Vehicular Access.* The PUD allows additional uses to ensure the suitability and sustainability of the site for commercial users. No changes to the existing building are contemplated at this time. The adjoining properties along Soutel are designated CCG-1 and CCG-2, existing as strip commercial. It is more appropriate to promote this property, having the ability to offer a greater range of commercial users, in lieu of those being more intensely designated but having less ability to accommodate the commercial users that are needed in this community. Given that no exterior changes to the building are contemplated, the PUD

will not create any adverse impacts upon the vehicular use areas.

- E. *External Compatibility/Intensity of Development.* This project allows for commercial uses in keeping with nature of the corridor and other development along the heavily traveled Soutel Drive. As designed and constructed, the improvements serve as a buffer between the commercial development surrounding the intersection of Soutel at Norfolk and the residential uses to the southwest.
- F. *Recreation/Open Space.* Usable open spaces, plazas, and recreation areas will be available as per the goals and objectives of the Comprehensive Plan or as otherwise approved by the Planning and Development Department.
- G. *Impact on Wetlands.* Development that would impact wetlands will be permitted through the local, state, and federal agencies with jurisdiction.
- H. *Listed Species Regulations.* The Property contains less than 50 acres and therefore a listed species survey is not required.
- I. *Off-Street Parking and Loading Requirements.* The site will generally comply With Part 6 of the Zoning Code, subject to the 70% of standard parking requirement outlined herein, or as otherwise approved by the Planning and Development Department. In the event of partitioning, shared parking may be utilized between parcels to achieve parking requirements provided that the required number of spaces shall be met on the overall site within the PUD.
- J. *Sidewalks, Trails, and bikeways.* Sidewalks will be as they exist.
- K. *Stormwater Retention.* Retention shall meet the requirement of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District.
- L. *Utilities.* JEA will provide all utilities.

IX. GOALS AND POLICIES

Specifically, the PUD complies with the Goals, Objectives, and Policies of the Comprehensive Plan, Future Land Use Element:

POLICY 3.2: Continue to promote and sustain the viability of existing and emerging commercial and industrial area in order to achieve an integrated land

use fabric which will offer a full range employment, shopping, and leisure opportunities to support the City's residential area.

POLICY 3.2.2. – The City shall promote the infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

EXHIBIT F

PUD Name

Soutel Plaza PUD

Land Use Table

Total gross acreage	4.21	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	<input type="text"/> %
Total number of dwelling units	0	D.U.	
Multiple family	0	Acres	<input type="text"/> %
Total number of dwelling units	0	D.U.	
Commercial	3.78	Acres	89.8 %
Industrial	0	Acres	<input type="text"/> %
Other land use	0	Acres	<input type="text"/> %
Active recreation and/or open space	0	Acres	<input type="text"/> %
Passive open space	0.43	Acres	10.2 %
Public and private right-of-way	0	Acres	<input type="text"/> %
Maximum coverage of buildings and structures	65,000	Sq. Ft.	35 %

Duane Romanello, P.A.
1919-8 Blanding Blvd, Jacksonville, Florida 32210
Parcel ID No: 971209-2800

Quit Claim Deed

Made this April 3, 2015 A.D. by Hollywood Plaza 1, LLC, 6 Stonywell Court, Hampton Bays, NY 11946 hereinafter called the grantor, to Jacksonville Plaza 1, LLC whose post office address is: 4750 Soutel Drive, Jacksonville, Florida 32208 hereinafter called the grantee:

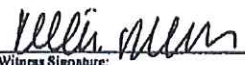
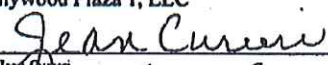
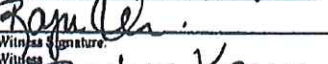
(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Duval County, Florida, viz:

See Attached Schedule "A"

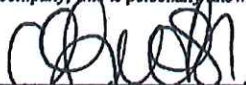
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in our presence:

		Hollywood Plaza 1, LLC	
		 (Seal)	
Witness Signature:		By: Jean Curreri	
Witness Name: Kelli Miller	Printed	Its: Manager	Jean Curreri
			
Witness Signature:			(Seal)
Witness Name: Rajbir Kaur	Printed		

State of New York
County of Suffolk

The foregoing instrument was acknowledged before me this March 31, 2015 ~~April~~ 2015, by Jean Curreri, as Manager of Hollywood Plaza 1, LLC, a Florida Limited Liability Company on behalf of the company, who is personally known to me or who has produced Driver's License as identification.


Notary Public
Print Name: Casey Ryckman
My Commission Expires: 1-19-18

CASEY L. RYCKMAN
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RY6216402
Qualified In Suffolk County
Commission Expires Jan. 19, 2018

EXHIBIT A

LEGAL DESCRIPTION

A portion of the John Carter Donation, Section 41, Township 1 South, Range 26 East, Duval County, Florida, more particularly described as follows:

For a Point of Beginning commence at the Northeastery corner of Lot 1, Block 2 of Harbor View, Unit One, according to the Plat recorded in the Public Records of said County in Plat Book 28, page 43 and run South $88^{\circ}46'40''$ West along the Northerly line of said Block 2, and along the Northerly line of Block 2, Harbor View, Unit Two, according to the Plat recorded in the Public Records of said County in Plat Book 28, page 80, a distance of 292.22 feet to an iron pipe located at the corner common to Lots 3 and 4, Block 2, Harbor View, Unit Two; run thence North $54^{\circ}35'40''$ West along the Northeastery line of said Lot 4, Block 2, a distance of 55.34 feet to a permanent reference monument located at the most Easterly corner of lands described in Deed recorded in said Public Records in Deed Book 1585, page 441; continue thence North $34^{\circ}33'40''$ West along the Northeastery line of lands described in the last mentioned Deed, 210.00 feet to an iron pipe located on the Southeastery right of way line of Soutel Drive, (County Road Number 157-354); run thence North $35^{\circ}27'20''$ East along said Southeastery right of way line, 201.95 feet to a point of curvature in said right of way line; run thence Northeastery continuing along said right of way line, and along the arc of a curve concave to the Southeast and having a radius of 922.37 feet, a chord distance of 392.42 feet to the intersection of said right of way line of Soutel Drive with the Westerly right of way line of Norfolk Boulevard, as shown on said Plat of Harbor View, Unit One, the bearing of the aforementioned chord being North $47^{\circ}44'15''$ East; run thence the following courses and distances along the Westerly right of way line of Norfolk Boulevard; First Course: South $27^{\circ}10'00''$ East, 87.07 feet to a point of curvature; Second Course: along the arc of a curve concave to the West and having a radius of 500 feet, a chord distance of 224.48 feet to the point of tangency, the bearing of the aforementioned chord being South $14^{\circ}11'40''$ East; Third Course: South $01^{\circ}13'20''$ East, 290.85 feet to the Point of Beginning; subject, however, to a 30.0 foot wide right of way for drainage and utilities along the Northerly line of Block 2, Harbor View, Unit One and Harbor View, Unit Two, aforementioned, according to the Plats thereof.

LESS AND EXCEPTING therefrom a 30.0 foot wide right of way for drainage and utilities along the Northerly line of Block 2, Harbor View, Unit One and Harbor View, Unit Two, aforementioned according to the Plats thereof.



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

L. Charles Mann
Mann Services
165 Arlington Road
Jacksonville, Florida, 32211

July 23, 2018

Project Name: Soutel Redevelopment
Availability#: 2018-1901

Attn: L. Charles Mann,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

Point of Connection:

A summary of connection points for WS&R 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 strongly recommends field verification of all POCs prior to any construction to ensure connection availability. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

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 on jea.com.

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 the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit www.jea.com
- ⇒ Select Working with JEA
- ⇒ Select Stages of a Project

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2018-1901
 Request Received On: 7/17/2018
 Availability Response: 7/23/2018
 Prepared by: Christopher Watson

Project Information

Name: Soutel Redevelopment
 Type: Single Family
 Requested Flow: 9,750 gpd
 Location: 4750 Soutel Drive
 Parcel ID No.: 037568-0000
 Description: Rezoning of property to permit additional retail uses. 58K exists with max of 65K sq feet.

Potable Water Connection

Water Treatment Grid: NORTH GRID
 Connection Point #1: Existing service can be utilized if adequately sized and in good condition.
 Connection Point #2: Existing 6" water main within the Norfolk Blvd. ROW, adjacent to this property.
 Special Conditions: POC location to be field verified by developer during project design. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/. For the estimated cost of connecting to the JEA system, please email specialestimates@jea.com with project address and availability number.

Sewer Connection

Sewer Treatment Plant: BUCKMAN
 Connection Point #1: Existing service can be utilized if adequately sized and in good condition.
 Connection Point #2: Existing 12" force main within the Norfolk Blvd. ROW, adjacent to this property.
 Special Conditions: POC location to be field verified by developer during project design. Lateral may require televising for current integrity due to age. A sewer For the estimated cost of connecting to the JEA system, please email specialestimates@jea.com with project address and availability number. locate can be requested from the Water Pre-Service counter. For force main connection conditions, please email fmconnections@jea.com referencing this availability letter. Connection to the JEA-owned sewer system for your project may require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

Reclaimed Water Connection

Sewer Region/Plant: N/A
 Connection Point #1: No reclaim in the foreseeable future.
 Connection Point #2: NA
 Special Conditions:

General Comments:

Electric Availability: 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.

Duval County, City Of Jacksonville
Michael Corrigan , Tax Collector
 231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Account No: CR452322
User: Patterson, Connie

Date: 4/5/2018
Email: ConstanceP@coj.net

REZONING/VARIANCE/EXCEPTION

Name: CHARLES L MANN/JACKSONVILLE PLAZA 1 LLC
Address: 165 Arlington Rd
Description: REZONING: 4750 SOUTEL DRIVE (RE# 037568-0000) CN to PUD

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2508.00

Control Number: 519561 | **Paid Date: 8/31/2018**

Total Due: \$2,508.00

Michael Corrigan , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR452322
REZONING/VARIANCE/EXCEPTION
Name: CHARLES L MANN/JACKSONVILLE PLAZA 1 LLC
Address: 165 Arlington Rd
Description: REZONING: 4750 SOUTEL DRIVE (RE# 037568-0000) CN to PUD

Date: 4/5/2018

Total Due: \$2,508.00

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS provided to me for application 2018-6402-1729 were posted on the property/site located at:

037568-0000
Real Estate Number(s)

165 Arlington Rd
Street Address

Jax Fla 32211
City, State Zip Code

City, State Zip Code

Printed Name L. Charles Mann

Signature L. Charles Mann

Dated this 27th day of Sept, 20 18.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of September, 20 18
by L. Charles Mann (Applicant/Agent)

Such person(s): (notary must check applicable box)
 is (are) personally known to me; or

produced a current _____ driver's license as identification; or
 produced _____ as identification.

Judith D. Califano
[print or type name]

Notary Public, State of Florida at Large



Judith D. Califano

No subject

Hide Ad

Dahte Kerries <dakerekes@aol.com>

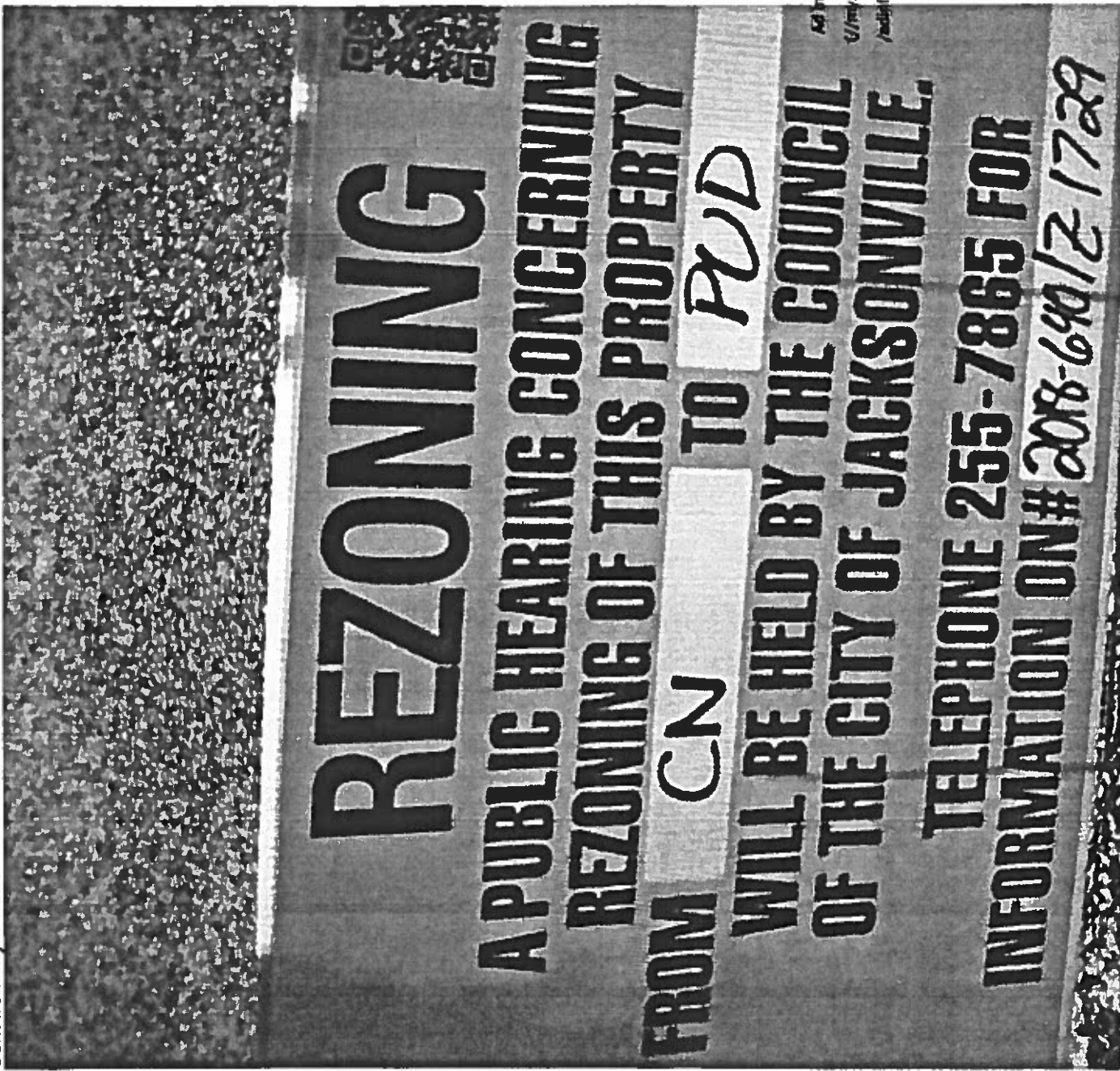
11:58 AM

To charliemann1@comcast.net

1 attachment View Open in browser Download

IMG_1801.jpg (1.1 MB)

Sent from my iPhone



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