

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2020-295 TO**  
**PLANNED UNIT DEVELOPMENT**

**JULY 23, 2020**

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 **2020-295** to Planned Unit Development.

***Location:*** 7820 Arlington Expressway; between Oaks  
Plantation Drive and Century Street

***Real Estate Number(s):*** 142483-0100

***Current Zoning District(s):*** Commercial Residential Office (CRO)  
Commercial Community General-2 (CCG-2)

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

***Current Land Use Category:*** Residential Professional Institutional (RPI)  
Community General Commercial (CGC)

***Proposed Land Use Category:*** High Density Residential (HDR)

***Planning District:*** Greater Arlington/Beaches, District 2

***Applicant/Agent:*** Joe Loretta  
Genesis Halff  
6621 Southpoint Drive North  
Jacksonville, Florida 32216

***Owner:*** Marc Kozman  
Kozman Realty Inc.  
108 Bent Pine Court  
Ponte Vedra Beach, Florida 32082

***Staff Recommendation:*** **APPROVE**

### **GENERAL INFORMATION**

Application for Planned Unit Development 2020-295 seeks to rezone approximately 4.82 acres of land from Commercial Residential Office (CRO) and Commercial Community General-2 (CCG-2) to PUD. The rezoning to PUD is being sought to convert an old office building into high-density multi-family residential units. The Federal Bureau of Investigation occupied the building until 2009. The building has been vacant since.

The subject site is located within the boundaries of the Woodland Acres Land Use and Zoning Study (2007). The proposed development is located outside of the area designated as the residential core, which is where the majority of recommendations made by the plan are focused. The plan as a whole recommends land use amendments not be supported in the Woodland Acres area, unless they can be determined to enhance neighborhood character and be consistent with the guidelines and findings of the Study. The subject site currently contains a vacant office building and is located near the Arlington Expressway. The site is oriented towards the Arlington Expressway, has no access to the core area of the Woodland Acres Study and is buffered from the core area by Strawberry Creek and the associated wetlands and flood zones. Further, the amendment promotes the redevelopment and the reuse of a vacant office building. The proposed redevelopment of the site as High Density Residential with a companion PUD rezoning provides the opportunity to enhance the character of the neighborhood.

### **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 Residential Professional Institutional (RPI) 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-5437-20C (Ordinance 2020-294) that seeks to amend the portion of the site that is within the Residential Professional Institutional (RPI) and Community General Commercial (CGC) land use category to High Density Residential (HDR). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5437-20C 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.

***(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 in/consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element:**

**Goal 1**

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

The property was developed in 1975 and has been vacant since 2009. The adaptive use of the building in the Urban Priority Development Area for a high-density residential use is an optimal use for the property. The opportunity to bring high density residential to a revitalizing area will bring new residents in an appropriate area for growth. The adaption of the property discourages urban sprawl by providing infill redevelopment on a parcel that has access to full urban services.

**Policy 1.1.10**

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

The request for high density allows for a transition from commercial uses abutting a State Road to the surrounding multi-family and single-family uses to the west and south.

**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.

Approval of this application and its companion would allow for high density residential in an appropriate urban area. The property has been vacant for over a decade and has services readily available for redevelopment. The City supports smart adaption of vacant properties, which support the residential needs for its citizens. The Arlington area would benefit from vacant buildings gaining new life and having tenants that bring business to the area.

***(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. The developer plans to meet all development standards defined in the Zoning Code. The PUD addresses the lack of road frontage as being obtained through a legal access easement.

***(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): Residential Professional Institutional (RPI) and Community General Commercial (CGC). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5437-20C (Ordinance 2020-294) that seeks to amend the portion of land that is within the Residential Professional Institutional (RPI) and Community General Commercial (CGC) land use categories to High Density Residential (HDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. The Mobility # is 103088.0 and the CRC # is 103088.1. The proposed development has been approved for mobility by the CMMSO.

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

This proposed Planned Unit Development intends to utilize lands for 118 residential units in HDR. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

***(4) Internal compatibility***

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

- The use of existing and proposed landscaping: The proposed PUD will meet Part 12 Landscape Regulations of the Zoning Code.
- Traffic and pedestrian circulation patterns: Pedestrian access will be provided per the 2030 Comprehensive Plan.
- The use and variety of building setback lines, separations, and buffering: The building location will remain the same.
- The form of ownership proposed for various uses: The proposed development is for apartments so the units will be held under one owner and rented to tenants.

***(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:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The proposed PUD abuts commercial properties to the east and is bound by Strawberry Creek on the south and west. Nearby residential uses include multi-family developments and some large single-family lots.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	CGC	CCG-2	Vacant-Wooded
<b>South</b>	RPI	CRO	Wetlands
<b>East</b>	RPI	CRO	Parking lot
<b>West</b>	RPI CGC	RMD-D CCG-2	Wetlands Wetlands

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

The proposed development is consistent with the HDR functional land use category. The PUD is appropriate at this location because the subject property is adjacent to a service road that runs parallel to a State Road that is good for transportation and urban transit facilities and the proposed use is a density that allows for transition from high commercial uses and medium density residential.

- The existing residential density and intensity of use of surrounding lands: Surrounding residential uses are designated as medium density and range in zoning from RMD-A to RMD-D. The proposed density and development are compatible with the surrounding uses.
- The availability and location of utility services and public facilities and services:

<b>SCHOOL</b>	<b>CONCURRENCY SERVICE AREA</b>	<b>STUDENTS GENERATED</b>	<b>SCHOOL CAPACITY (Permanent/Portables)</b>	<b>CURRENT ENROLLMENT 20 Day Count (2017/18)</b>	<b>% OCCUPIED</b>	<b>4 YEAR PROJECTION</b>
<b>Arlington Heights #240</b>	3	20	481	323	67%	76%
<b>Arlington #213</b>	3	9	979	740	76%	73%
<b>Terry Parker #86</b>	3	11	1,866	1,626	87%	95%

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The property is located off the Arlington Expressway Service Road, which has access to Arlington Expressway. The Expressway leads west onto the Matthews Bridge into Downtown and east leads to the Regency area

and directly to Atlantic Blvd which will lead directly to the Beaches.

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

The project will be developed with the required amount of open space and recreation area per the 2030 Comprehensive Plan. A minimum of 150 square feet of active recreation area shall be provided per each multi-family dwelling unit.

***(8) Impact on wetlands***

There appears to be no wetlands on the property. An impacts will be managed via local, state, and federal requirements.

***(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 site will be developed in accordance with Part 6 of the Zoning Code.

***(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 June 29, 2020, 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 **2020-295** be **APPROVED with the following exhibits:**

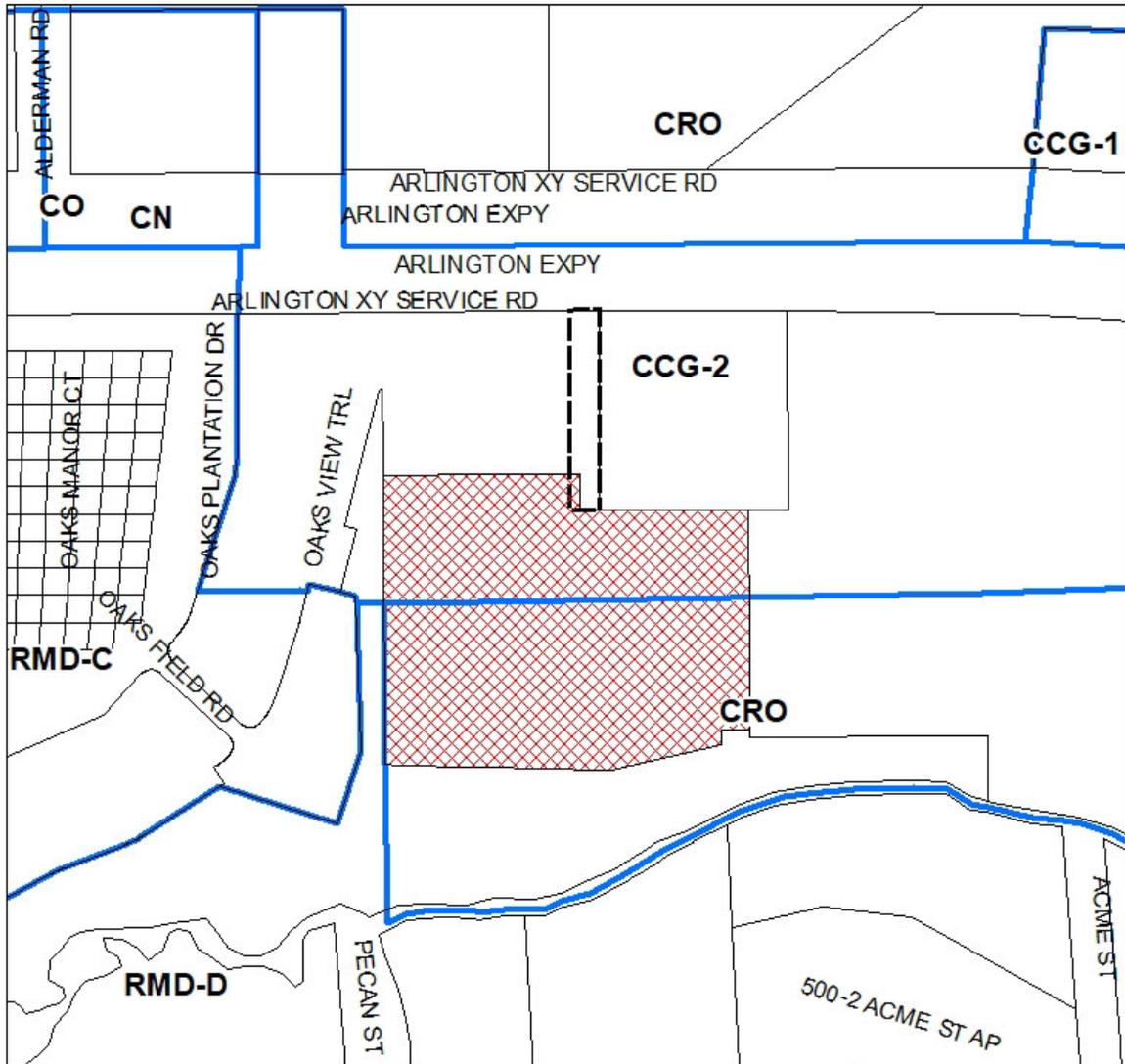
1. The original legal description dated April 16, 2020
2. The original written description dated March 20, 2020
3. The original site plan dated February 19, 2020

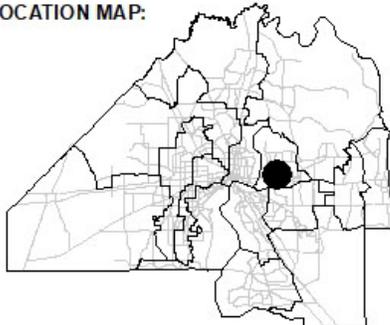
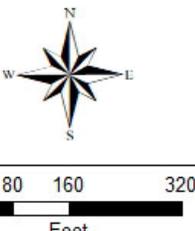
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2020-295** be **APPROVED**



**Subject Property**

*Source: COJ, Planning & Development Department  
Date: 06/29/2020*



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-2 &amp; CRO</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER</p> <p>ORD-2020-0295</p>	<p>TRACKING NUMBER</p> <p>T-2020-2751</p>	<p>COUNCIL DISTRICT:</p> <p>1</p> <p><b>EXHIBIT 3</b>  <b>PAGE 1 OF 1</b></p>