

City of Jacksonville, Florida

Donna Deegan, Mayor

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

August 3, 2023

The Honorable Ronald B. Salem, Pharm. D., President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2023-395 **Application for: West Beaver Street PUD**

Dear Honorable Council President Salem, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve with Condition**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. **The original legal description dated April 10, 2023.**
2. **The original written description dated May 16, 2023.**
3. **The original site plan dated October 13, 2022.**

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions: **None**

Planning Department conditions:

1. **The development shall be subject to Part 12 Landscape and Tree Protection Regulations of the Zoning Code.**

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

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

Planning Commission Vote: 6-0

Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Absent
Marshall Adkison	Aye
Daniel Blanchard	Aye
David Hacker	Aye
Morgan Roberts	Aye

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

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2023-395 TO
PLANNED UNIT DEVELOPMENT

AUGUST 3, 2023

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 **2023-395** to Planned Unit Development.

Location: 13525 Beaver Street between Otis Road and Winn-Dixie Parkway

Real Estate Number(s): 001735-0060

Current Zoning District(s): Commercial Community General-1 (CCG-1)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Southwest, District 4

Applicant/Agent: Michael Herzberg, AICP
12483 Aladdin Road
Jacksonville Florida 32223

Owner: Carlos and Shirla Menendez
13525 Beaver Street
Jacksonville Florida 32220

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2023-395 seeks to rezone approximately 16.72 acres of land from Commercial Community General-1 (CCG-1) to PUD. The rezoning to PUD is being sought to allow office and warehouse spaces for low intensity industrial uses. Commercial retail sales and service establishments, fitness centers, animal hospitals, boarding and dog parks are also permitted.

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 2045 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) 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 2045 Comprehensive Plan. The proposed PUD allows offices, warehouse and commercial uses. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

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 3.2.7 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.

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.

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.

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 2045 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): Community General Commercial (CGC). The Planning and Development Department finds that the proposed PUD is in/consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for office and warehouse uses. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 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 treatment of pedestrian ways: The site plan shows internal sidewalks linking the six buildings and the Beaver Street frontage.
- The use and variety of building setback lines, separations, and buffering:
- The use and variety of building sizes and architectural styles: The proposed use will be for warehouse type uses and will have an industrial architectural style.

- The separation and buffering of vehicular use areas and sections of vehicular use areas:
 The site plan shows a standards design for the parking area with tree islands

(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 area can be characterized as rural and undeveloped. To the north and south, the land owners are JEA and the City of Jacksonville. Single family dwellings are to the northeast. These dwellings are on large lots ranging from 1 acre to 10 acres. The Beavers Street corridor is sparsely developed with any commercial uses.
- 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	AGR	AGR	Undeveloped, owned by JEA
South	ROS	PBF-1	Undeveloped, owned by COJ
East	CGC	CCG-1	Undeveloped
West	AGR	ROS	Undeveloped, pond
	ROS	ROS	Undeveloped
	CGC	PUD (17-446)	Outdoor recreation facility

- 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: The parcel is approximately 1500 feet from the Lighting Restriction Zone of the Navy’s Whitehouse Outlying Field (OLF). However the written description states that light pole heights will not exceed 20 feet and the appropriate cutoffs will be used.

(6) Intensity of Development

The proposed development is consistent with the Community General Commercial (CGC) functional land use category as a office and warehouse development. The PUD is appropriate at this location because of the limitation of uses and the absence of any existing uses that would be impacted.

- The existing residential density and intensity of use of surrounding lands: Single family dwellings are approximately 700 feet to the northeast. These dwellings are on large lots ranging from 1 acre to 10 acres. It is not expected the proposed development will create any negative impacts to the existing residential dwellings.

- The availability and location of utility services and public facilities and services:
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Beaver Street (SR 10) is an FDOT roadway and classified as a minor arterial. The site is 1 mile from the Cecil Commerce Center Parkway / Interstate 10 interchange. This will provide adequate truck access.

(7) Usable open spaces plazas, recreation areas.

The project does not require a recreation area for commercial/industrial uses.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting 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. However the PUD is asking for exemption from Part 12 Landscaping in the Zoning Code. Included in the request is to relocate tree islands to the perimeter of the site. **Staff is not in support of these requests. There is no benefit to the surrounding property owners to add more trees at the perimeter. The site plan shows a standard parking lot design which would expect commercial uses. Landscaping improves the aesthetic appearance of commercial areas through the incorporation of plants in ways that harmonize and enhance the natural and manmade environment and improves environmental quality by recognizing the numerous beneficial effects of landscaping upon the environment.**

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2045 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on July 28, 2023, the required Notice of Public Hearing sign was posted.

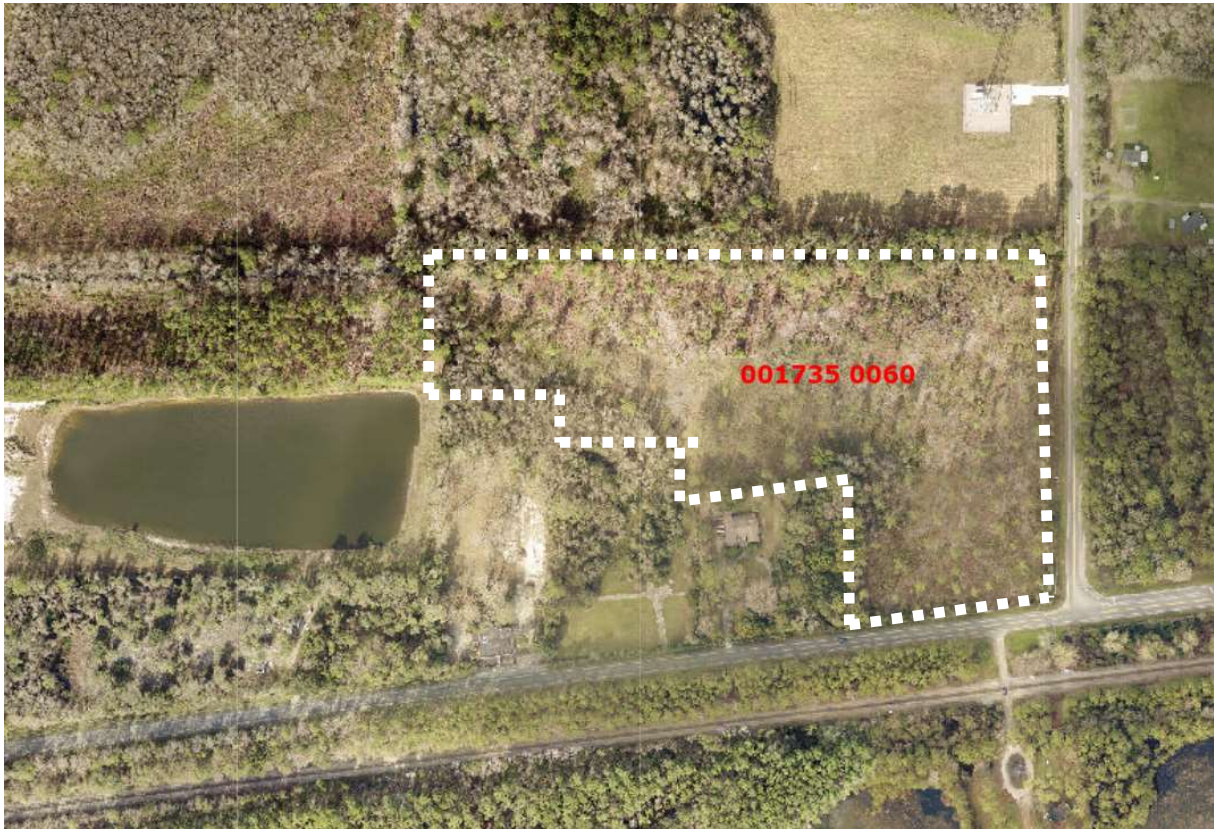
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2023-395** be **APPROVED with the following exhibits:**

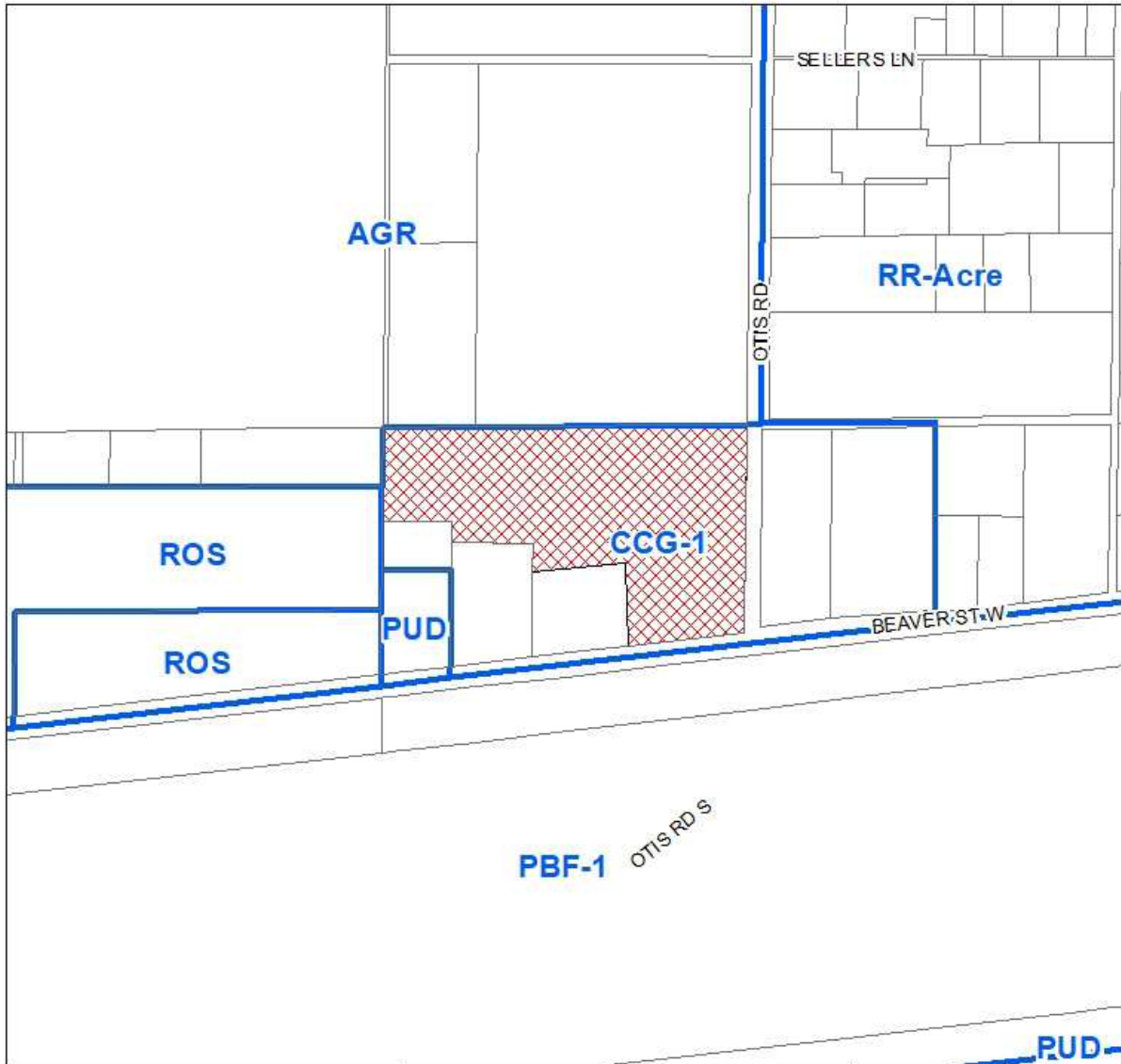
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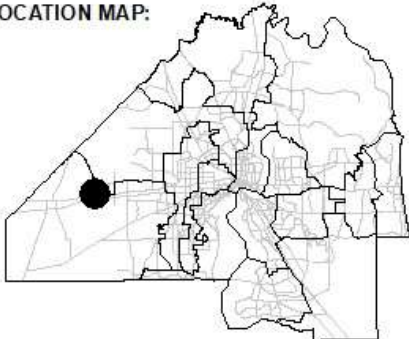
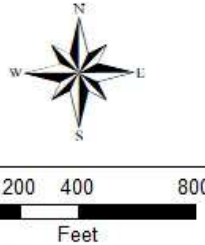
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2023-395** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. The development shall be subject to Part 12 Landscape and Tree Protection Regulations of the Zoning Code.



Aerial view of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>12</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2023-0395</p>	<p>TRACKING NUMBER</p> <p>T-2023-4871</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>