



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 322-2
(904) 630-CITY
www.coj.net

November 9, 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.: 2023-703 Application for: 14225 Duval Road PUD

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

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

Planning Commission Recommendation: **Approve with Condition**

This rezoning is subject to the following exhibits:

- 1. The original legal description dated July 17, 2023.**
- 2. The original written description dated July 11, 2023.**
- 3. The original site plan dated July 11, 2023.**

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1.) All outdoor storage including vehicles in excess of one-ton capacity, or any equipment, machinery, ditching machines, tractors, bulldozers, or other heavy construction equipment shall be permitted by Zoning Exception only.

Planning Department conditions:

1.) All outdoor storage including vehicles in excess of one-ton capacity, or any equipment, machinery, ditching machines, tractors, bulldozers, or other heavy construction equipment shall be permitted by Zoning Exception only.

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: **9-0**

Charles Garrison, Chair	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Julius Harden	Aye
Mone Holder	Aye
Ali Marar	Aye
Mark McGowan	Aye
Jack Meeks	Aye
Tina Meskel	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
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2023-0703 TO
PLANNED UNIT DEVELOPMENT

NOVEMBER 9, 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 **2023-0703** to Planned Unit Development.

Location: 14255 Duval Road
Between Duval Place West and Higate Road

Real Estate Number(s): 019365-0000

Current Zoning District(s): Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Business Park (BP)

Planning District: North, District 6

Applicant/Agent: Fred Atwill
9001 Forest Acres Lane
Jacksonville Florida 32234

Owner: MDH Jax, Inc.
14476 Duval Place West, Suite 105
Jacksonville Florida 32218

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2023-0703 seeks to rezone approximately 2.56 acres of land from Residential Rural-Acre (RR-Acre) to PUD. The rezoning to PUD is being sought to allow a maximum of 25,000 square feet of Industrial Business Park Uses. The proposed PUD differs from the conventional IBP Zoning District by allowing some uses usually permitted only

by zoning exception to be permitted by right. These uses include Fitness Centers, and restaurants that include the sale and service of beer and wine for on-premise consumption.

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 Low Density Residential (LDR) 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. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5855-23C (Ordinance 2023-0702) that seeks to amend the portion of the site that is within the Low Density Residential (LDR) land use category to Business Park (BP). BP in the Suburban Area is intended to provide compact low to medium intensity office development. Development which includes low to medium density residential uses is preferred on sites located outside of areas identified as an Industrial Sanctuary.

Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5855-23C be approved. 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.

Note: Outdoor storage allowed by zoning exception must be accessory to a permitted use in order to conform with the 2045 Comprehensive Plan.

The justification for the request is based upon the continuing land development trend in this area of the city being close to Jacksonville International Airport and its related and supporting non-residential uses, light industrial and business park developments already exist to the immediate west of the subject site, making this location a logical, well-connected extension of these uses. Unrealistic and compatibility set back requirements mandated for the project need relief.

(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:

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

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.

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.

Policy 3.2.22 The area shown on the Industrial Preservation Map as “Industrial Sanctuary” or “Areas of Situational Compatibility” are presumed to be appropriate for land use map amendments to industrial categories, subject to a case-by-case review of consistency with State and regional plans and the Comprehensive Plan.

The subject property is in an area identified on the Industrial Preservation Map as an Industrial Situational Compatibility Zone. Industrial Situational Compatibility Zones are areas identified on the Industrial Preservation Map as areas that are strategically located are strategically located to provide access to rail facilities or trucking routes; serve ports; or serve airport multi-modal requirements. Industrial uses are crucial to the long-term economic well-being of the City and these areas are presumed to be appropriate for land use map amendments to industrial categories, subject to FLUE Objective 3.2 and supporting policies as well as other applicable objectives and policies.

(C) Does the proposed rezoning conflict with any portion of the City’s land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City’s land use regulations and furthers their intent by providing specific development standards.

(1) Consistency with the 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): Low Density Residential (LDR). There is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5855-23C (Ordinance 2023-0702) that seeks to amend the portion of land that is within the Low Density Residential (LDR) land use category to Business Park (BP). The Planning and Development Department finds that the proposed PUD is 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 business park uses. No residential uses are proposed within the PUD.

(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 and variety of building groupings: The site plan shows one 25,000 square foot warehouse building with 10 tenant spaces with an entrance off of Duval Road.
- The separation and buffering of vehicular use areas and sections of vehicular use areas: The site plan shows the parking area with standard drive aisles and terminal islands.
- Compatible relationship between land uses in a mixed-use project: The written description includes uses that are allowed in the IBP Zoning District. The proposed PUD is consistent with the allowed uses within the neighboring IBP property to the west, and the uses allowed within the industrial PUD that comprises the majority of the west side of Duval Road in the surrounding area.
- Landscaping: Landscaping will follow part 12 of the code, the Written Description also discusses the abutting residential land use category and that a 6-foot high fence or unobstructed landscape buffer that is at least 85% opaque shall be provided.

(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 perimeter of the proposed project is made up of Vehicle Use areas and a Storm Water Retention area.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR/ BP	RLD-60/IBP	Retention Pond
South	BP	IBP	Retention Pond
East	LDR/RPI	RLD-60/CRO	Multi-Family Dwellings
West	BP	IBP	Warehouse/ Distribution

(6) Intensity of Development

The proposed development is consistent with the Business Park (BP) functional land use category for Business Park. The PUD is appropriate at this location given the industrial nature of the surrounding area near the Jacksonville International Airport.

- The availability and location of utility services and public facilities and services: Public Services are available at the subject site. Duval Road is the sole access for the subject site. Duval Road is a FDOT Right of Way that is classified as a collector roadway.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject site is located .70+/- miles from the Airport Road and I-95 Interchange.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. A recreation area is not required for commercial/industrial use.

(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.

(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 November 2, 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 the Application for Rezoning **2023-0703** be **APPROVED with the following exhibits:**

1. The original legal description dated July 17, 2023.
2. The original written description dated July 11, 2023.
3. The original site plan dated July 11, 2023.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2023-0703** be **APPROVED subject to the following condition, which may only be changed through a rezoning:**

1.) All outdoor storage including vehicles in excess of one-ton capacity, or any equipment, machinery, ditching machines, tractors, bulldozers, or other heavy construction equipment shall be permitted by Zoning Exception only.



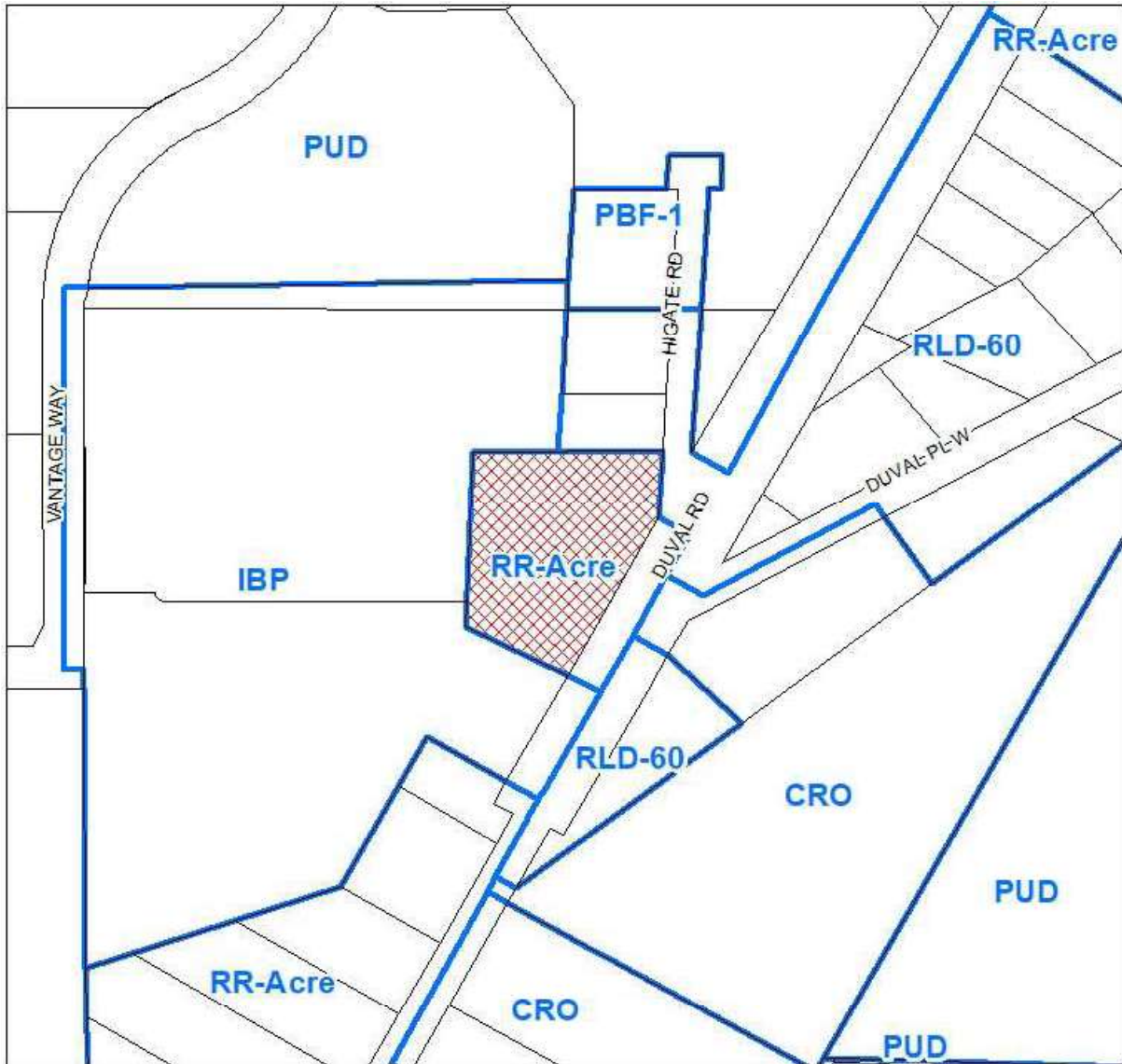
View of the Subject Site



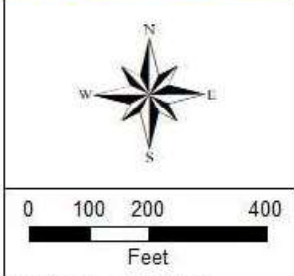
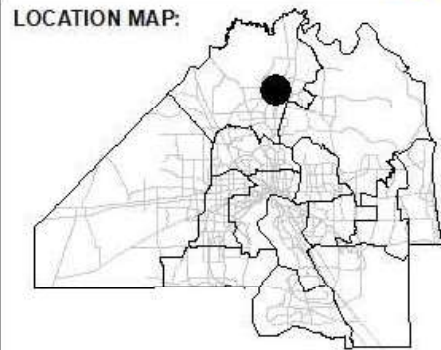
View of the Subject Site



View of the apartment complex across Duval Road



REQUEST SOUGHT:
FROM: RR-ACRE
TO: PUD



COUNCIL DISTRICT:
8

ORDINANCE NUMBER
ORD-2023-0703

TRACKING NUMBER
T-2023-5082

EXHIBIT 2
PAGE 1 OF 1

Legal Map