

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
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

**PUD WRITTEN DESCRIPTION
ST. JOHNS BLUFF PUD
August 1, 2023**

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 2.28 acres of property to allow for office and warehousing on the property located at 2516 and 2520 St. Johns Bluff Road South (RE#s 163716 0500 and 163716 0000) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. The Property is located within the RPI land use category, the Suburban Development Area, and is zoned CRO.

The Property is currently used by a veterinary hospital and has a separate single-family residence. A land use amendment is sought to modify the Property’s land use designation to BP. In conjunction with that request, this PUD is filed to permit office and warehousing as well as other uses permitted under the BP land use category under the 2045 Comprehensive Plan.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	RPI	CRO	Undeveloped
East	BP	PUD (2000-175)	Medical office/Stormwater retention
South	PBF	PBF-1	JEA Electrical Station
West	RPI	CRO	Undeveloped

- B. Project name: St. Johns Bluff PUD.
- C. Project engineer: Solid Rock Engineering.
- D. Project developer: 2516 SJB LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: RPI.
- G. Current zoning district: CRO.
- H. Requested land use designation: BP.
- I. Requested zoning district: PUD.
- J. Real estate numbers: 163716 0500 and 163716 0000.

II. QUANTITATIVE DATA

- A. Total acreage: 2.28 acres.
- B. Total amount of warehouse/office square feet: Forty thousand (40,000) square feet.
- C. Maximum amount of residential units: Twenty (20) units per acre or as otherwise permitted within the BP land use category.

III. STATEMENTS

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

This PUD generally adopts the IBP zoning district provisions but designates uses in Section IV.A.3.-9. as permitted uses, permits parking for office or veterinary uses at a minimum ratio of one (1) space per one thousand (1,000) square feet, permits all uses to park according to the ITE manual, and does not require internal buffering between uses on the Property.

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

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

IV. USES AND RESTRICTIONS

- A. Permitted Uses:

1. Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.
2. Professional and business offices.
3. Animal hospitals, veterinary clinics, animal boarding places, dog parks, and other similar uses.
4. Service garages for minor repairs.
5. Personal property storage establishments, subject to the performance standards and development criteria set forth in Part 4, except that a lot size may be less than two (2) acres.

6. Outdoor storage accessory to a permitted use provided it is visually screened by a six (6) foot fence or wall not less than ninety-five percent (95%) opaque.
7. Commercial retail and service establishments, including carry-out kitchens and restaurants with the retail sale and service of all alcoholic beverages and outdoor sales and service.
8. Multi-family dwellings (including townhomes subject to Section 656.414) and associated amenities.
9. Fitness centers.
10. Medical and dental or chiropractor offices and clinics.
11. Hospitals.
12. Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.
13. Union halls.
14. Manufacturer's agents and display rooms and building trades contractors.
15. Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
16. Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
17. Vocational, technical, business, trade or industrial schools and similar uses.
18. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
19. Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.
20. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

B. Permissible Uses by Exception:

1. Retail sales and service of alcoholic beverages for on-premises consumption not in conjunction with a restaurant, not to exceed 25 percent of the building of which it is a part or 40 seats whichever is greater.

2. Day care centers or care centers meeting the performance standards and criteria set forth in Part 4.
3. Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
4. Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot width and area: None, except as otherwise required for certain uses.
2. Maximum lot coverage by all buildings. None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.
3. Minimum yard requirements.
 - a. Front – Twenty (20) feet.
 - b. Side – Ten (10) feet.
 - c. Rear – Ten (10) feet.
4. Maximum height of structures:
 - a. Thirty-five (35) feet, provided, however, height may be unlimited where all required yards are increased by one foot for each three (3) feet of building height or fraction thereof in excess of thirty-five (35) feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking for office and veterinary uses shall be at a minimum rate of 1 space per 1,000 square feet. Notwithstanding, all uses may be parked according to Part 6 of the Zoning Code or the applicable ITE standard determined at the discretion of the developer.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of St. Johns Bluff Road South, substantially as shown on the Site Plan.

3. *Pedestrian Access.* As required by City regulations.
- C. Signs: Signs for this development shall be consistent with the requirements for the IBP zoning district as set forth in Part 13 of the Zoning Code.
- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, that internal buffering and landscaping between uses and/or parcels shall not be required.
- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
- F. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

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

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

Future Land Use Element

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, and enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. 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.
3. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations,

and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

4. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
 - a. Potential for the development of blighting or other negative influences on abutting properties
 - b. Traffic Impacts
 - c. Site Access
 - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
 - e. Configuration and orientation of the property
 - f. Natural or man-made buffers and boundaries
 - g. Height of development
 - h. Bulk and scale of development
 - i. Building orientation
 - j. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food
5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - a. Creation of complementary uses;
 - b. Enhancement of transportation connections;
 - c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with

the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

8. Policy 1.2.8 - 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.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

- a. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
 - b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
 - c. Subdivision (non-residential and residential) where:
 - i. The collection system of a regional utility company is greater than $\frac{1}{4}$ mile from the proposed subdivision.
 - ii. Each lot is a minimum of $\frac{1}{2}$ acre unsubmerged property.
 - iii. Installation of dryline sewer systems shall be installed when programmed improvements
9. 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.
 10. Objective 3.2 - 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.
 11. Policy 3.2.2 – The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.
 12. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.

B. Consistency with the Concurrency Management System. All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.

C. Allocation of residential land use.

This PUD permits multi-family dwellings consistent with the requested BP land use category.

D. Internal compatibility. The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from St. Johns Bluff Road South. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

E. External compatibility / Intensity of development. The proposed development is consistent with and complimentary to existing uses in the area. The Property abuts a JEA electric station parcel and the other surrounding parcels are undeveloped. Across St. Johns Bluff Road is a stormwater facility and medical offices.

F. Usable open spaces, plazas, recreation areas. Open space in compliance with the 2045 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit E.

G. Impact on wetlands. Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. Listed species regulations. The Property is less than fifty (50) acres and therefore a listed species survey is not required.

I. Off-Street parking including loading and unloading areas. The proposed PUD provides parking for office and veterinary uses shall be at a minimum rate of 1 space per 1,000 square feet. Notwithstanding, all uses may be parked according to Part 6 of the Zoning Code or the applicable ITE standard determined at the discretion of the developer.

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VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

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- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

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4. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
 - a. Potential for the development of blighting or other negative influences on abutting properties
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the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

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B. Consistency with the Concurrency Management System. All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.

C. Allocation of residential land use.

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J. Sidewalks, trails and bikeways. Pedestrian circulation will be addressed consistent with the City regulations.

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2023-0391 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 **2023-0391** to Planned Unit Development.

Location: 2516 & 2520 St Johns Bluff Road South;
Between Fraser Road and Alden Road

Real Estate Numbers: 163716-0500; 163716-0000

Current Zoning Districts: Commercial Residential and Office (CRO)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential-Professional-Institutional (RPI)

Proposed Land Use Category: Business Park (BP)

Planning District: Greater Arlington/Beaches, District 2

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

Owner: 2520 SJB LLC
8402 Mossy Pines Way
Gainesville, VA 20155

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development **2023-0391** seeks to rezone approximately 2.28± acres of land from Commercial, Residential and Office (CRO) to Planned Unit Development (PUD). The rezoning to PUD is being sought to permit office and warehousing, an animal hospital (already in operation), as well as other uses under the Business Park Land Use category under the 2045 Comprehensive Plan. The proposed PUD differs from the conventional zoning code by providing for site-specific design standards and criteria including variations from the landscaping, parking

standards and maximum densities/intensities. Additionally, the PUD provides flexibility in site design that could otherwise not be accomplished through conventional zoning.

There is a companion Land Use Amendment, **2023-0390 (L-5809-23C)**. The proposed LUA is for Residential-Professional-Institutional (RPI) to Business Park (BP).

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 subject site is presently located within the Residential-Professional-Institutional (RPI) land use category with a proposed companion land use amendment (Ordinance 2023-390) to the Business Park (BP) land use category. BP in the Suburban Development 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. Plan amendment requests for new BP designations are preferred in locations which are supplied with full urban services. There is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series **L-5809-23C (Ordinance 2023-0390)** that seeks to amend the site that is within the Residential-Professional-Institutional (RPI) land use category to Business Park (BP). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series **L-5809-23C** be approved.

The subject site is 2.28 acres and is located at 2516 and 2520 St. Johns Bluff Road South between Fraser Road and Alden Road in Planning District 2 and Council District 4. The application site is also in the Suburban Development Area and in the St. Johns Bluff Corridor. According to the City's Functional Highways Classification Map, the portion of St. Johns Bluff Road South where the application site is located is a collector roadway.

Development which includes low to medium density residential uses is preferred on sites located outside of areas identified as an Industrial Sanctuary. Plan amendment requests for new BP designations are preferred in locations which are supplied with full urban services.

The proposed office and warehouse are permitted in the BP land use category. The subject site's permitted uses in the PUD written description also are permitted as principle and secondary uses in the Suburban Development Area.

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

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

Policy 1.1.9

Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

The proposed rezoning of a PUD will take into consideration the techniques laid out in this policy. Proper site access will be provided, the site will be configured and oriented to provide best use of the property, parking and site layout will be efficient for employees and customers to use and access, etc.

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.

The proposed rezoning at the subject site would change from a commercial property to an industrial property if approved. The subject site along St. Johns Bluff Road and surrounding area has a variety of residential, commercial, and industrial uses. This rezoning will further the variety of services in the area.

Objective 3.2

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.

The proposed rezoning to a PUD would go from a commercial to industrial property if approved and maintain the range of employment opportunities and services to the public.

Airport Environment Zone

The site is located within the 150-foot Height and Hazard Zone for Craig Airfield. Zoning will limit development to a maximum height of 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Future Land Use Element

Objective 2.6

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities in accordance with the requirements of Section 163.3177, F.S.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low, medium and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

Policy 1.2.6

The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown and redevelopment practices related to flooding. These regulations, programs and policies include but are not limited to the floodplain management ordinance, CHHA policies, the Local Mitigation Strategy and the Post Disaster Redevelopment Plan and shall only be applied in cases where such regulation would otherwise apply to a development or redevelopment project.

Aquifer Recharge

The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protection. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR)

Policy 1.2.3

The City shall continue to coordinate with the SJRWMD and utilize the best available resources and information including the latest update of the Floridian Aquifer Recharge GIS grid coverage to protect the functions of the natural groundwater aquifer recharge areas and to discourage urban sprawl.

(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 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 category as identified in the Future Land Use Map series (FLUMs): Residential-Professional-Institutional (RPI). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series **L-5809-22C (Ordinance 2023-0390)** that seeks to amend the land that is within the Residential-Professional-Institutional (RPI) 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). The agent/owner will be required to submit a Mobility application & a CRC application to the Concurrency Office's.

The Concurrency & Mobility Management System Office commented with the below information: MOB # 115459.2 / CRC # 115459.1 / City Dev # 10451.000: Rahimi SJB: Warehouses Construct two warehouse buildings 28,000 (ITE 150) / \$8,747 Mobility fee due.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to permit office and warehousing uses, along with uses consistent with the Business Park (BP) land Use category. Moreover, 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 proposal Planned Unit Development shall be based on the following factors:

The particular land uses proposed and the conditions and limitations thereon: The written description has limited the permitted uses to those in the Business Park (BP) land use category under the 2045 Comprehensive Plan, along with the addition of office and warehousing uses. This

limitation in BP uses – with office and warehousing – reduces the likelihood of intensive and incompatible uses creating an undue impact on the surrounding area.

The treatment of pedestrian ways: Sidewalks shall be provided as required in the 2045 Comprehensive Plan.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Active recreation shall be provided for all new non-residential land uses for a minimum of 10% of the property in open space. Additionally, all new single family and multi-family developments must dedicate land for open space or provide a monetary contribution to the appropriate department.

The use of existing and proposed landscaping: Landscaping and tree protection shall be provided in accordance with Ordinance Code, Chapter 656, Part 12. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

(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: Although the site plan shows this PUD being developed for office and warehousing use, the subject site will maintain compatibility with St. Johns Bluff Road by providing a variety of industrial uses. The proposed PUD includes two large warehouse/office developments with ample parking for employees and fleet vehicles towards the rear of the property. There is also a vet hospital towards the front of the property that is already operating legally as the zoning district allows. Approval of the request for rezoning to allow for office and warehousing, along with other uses listed in the written description, would not be out of character for the surrounding area as the eastern side of St. Johns Bluff Road has a Business Park (BP) land use designation.

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	RPI	CRO	Vacant Commercial
South	PBF	PBF-1	JEA Property
East	BP	PUD (2000-0175)	Vacant Governmental
West	RPI	CRO	Single Family Dwelling

(6) Intensity of Development

The proposed development is consistent with the Business Park (BP) functional land use category and will permit for office and warehousing as well as uses permitted under the BP land use category under the 2045 Comprehensive Plan. The PUD is appropriate at this location because it is consistent with the surrounding industrial uses.

The availability and location of utility services and public facilities and services:

The subject site will be serviced by JEA for city water and sewer. Additionally, JEA has no objections to the proposed project layout. In a memo dated July 14, 2022, the water, sewer, and electric connections are to be consistent with JEA design standards, processes, and procedures. Final project designs are to meet the JEA Design Standards in effect at the time of the construction plan approval. Additional service and design elements will be addressed following applicant's construction plan review submittal.

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses:

A proposed use for the site is a veterinary hospital as depicted on the site plan. This veterinary hospital is already in operation and is located accurately on the site plan. The proposed office and warehouse uses are strategically shown towards the rear of the property with parking situated in front of the proposed office and warehouse spaces.

Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare and safety:

As per comments from the Florida Department of Health, the single-family dwelling at 2516 St. Johns Bluff Road South will need a permit for the abandonment. Additionally, the animal hospital at 2520 St. Johns Bluff Road South will need to get a sign-off from the Florida Department of Health showing their connection systems will not be impacted. If the animal hospital plans on connecting to sewer, then the current system will need to be abandoned and an abandonment permit will need to be submitted to the Florida Department of Health, as well.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.

The subject site is accessible from St. Johns Bluff Road, a collector facility. St. Johns Bluff Road between Alden Road and Atlantic Boulevard is currently operating at 75.6% of capacity. This segment currently has a maximum daily capacity of 37,611 vehicles per day and average daily traffic of 28,442 vehicles per day. Additionally, as shown on the site plan, the applicant requests 3,245 square feet for a Veterinary Clinic (ITE Code 640), which could produce 70 daily trips. The applicant also requests 23,760 square feet for office/warehouse space of Business Park (ITE Code 770), which could produce 296 daily trips.

Set forth in the Transportation Memorandum, there is a condition to meet the minimum parking standards for Section 656.604 of the Zoning Code or the most recent ITE Parking Manual per individual proposed use. The Zoning Code and ITE Parking Manual both require at least a minimum of 3 vehicle parking spaces per 1,000 square feet for Office uses.

(7) Usable open spaces plazas, recreation areas.

Per the Recreation and Open Space Element (ROSE) Policy 2.2.1, the City shall require that all new non-residential land uses provide a minimum of 10% of the property in open space. Additionally, Policy 2.2.2 states the City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

(8) Impact on wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, a wetlands survey has been provided by the City's GIS analysis that indicates the location, size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size:	0.30 of an acre
General Location(s):	The wetlands of an isolated wetland pocket located on the western portion of the application site. The wetland area may have been encroached on in the past but has never been a much larger system. The wetland is the result of the surface land elevation close to the high water table of the soil.
Quality/Functional Value:	The wetland has a low functional value for water filtration attenuation and flood water storage capacity due to its isolation, size and/or the lowering of the hydro-period due to nearby site grading or drainage/retention improvements. In addition the wetland has no clear or significant impact on the City's waterways.
Soil Types/ Characteristics:	(22) Evergreen-Wesconnett complex, depressional – The Evergreen series consists of nearly level, very poorly drained soils. These soils formed in decomposed organic materials underlain by thick sandy marine sediments. They are located in

depressions. The soil is moderately slowly permeable to rapidly permeable. Generally, the high water table is at or above the surface for very long periods.

Wetland Category:	Category III
Consistency of Permitted Uses:	Category III Wetlands: Uses permitted subject to the limitations of CCME Policy 4.1.6 shown below – conservation uses permitted.
Environmental Resource Permit (ERP):	Not provided by the applicant and none exists according to the St. Johns River Water Management District web site.
Wetlands Impact:	Remaining wetlands will be eliminated by development.
Associated Impacts:	None.
Relevant Policies:	CCME Policies 4.1.3 and 4.1.6

CCME Policy 4.1.3

The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

- (a) Encroachment
Encroachment in Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and
- (b) No net loss
Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:
 - i the habitat of fish, wildlife and threatened or endangered species,
 - ii the abundance and diversity of fish, wildlife and threatened or endangered species,
 - iii the food sources of fish and wildlife including those which are threatened or endangered,
 - iv the water quality of the wetland, and
 - v the flood storage and flood conveyance capabilities of the wetland; and
- (c) Floodplain protection
Buildings are built at an elevation of sufficient height to meet the designated flood

zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

- (d) Stormwater quality
In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:
 - i Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and
 - ii Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems
- (e) Septic tanks
Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and
- (f) Hydrology
The design of the fill shall include measures to maintain the wetlands hydrology of the site.

CCME Policy 4.1.6

The permitted uses within Category III wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs)

- (1) Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:

- (a) Silvicultural uses, provided the following standards are met:

Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department

of Agriculture and Consumer Services.

(b) Agricultural uses, provided the following standards are met:

Best Management Practices: Agriculture

Such activities are to be in compliance with Chapter 40C-44, F.A.C.

- (2) Any use that can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.



St. Johns Bluff Corridor

The St. Johns Bluff Road Corridor Land Use and Zoning Study was completed in 2003. The subject property is located in the area identified as the south corridor. At the time of the Study, the southern segment of the corridor was trending heavily toward more retail and “flex-space” uses. The Study promotes business park development between Beach and Atlantic Boulevards with potential for limited industrial activity without external components such as light manufacturing and assembly of components. The primary and secondary uses allowed under BP are appropriate transitions between the corridor and the residential uses to the west of the corridor. Therefore, the amendment is consistent with the Corridor Study.

(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.

Parking for the proposed PUD for warehouse, office and veterinary uses shall be 1 space per 1,000 square feet. All other uses shall be consistent with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

Sidewalks shall be provided as required in the 2045 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

After visual inspection of the property on **July 7, 2023**, by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



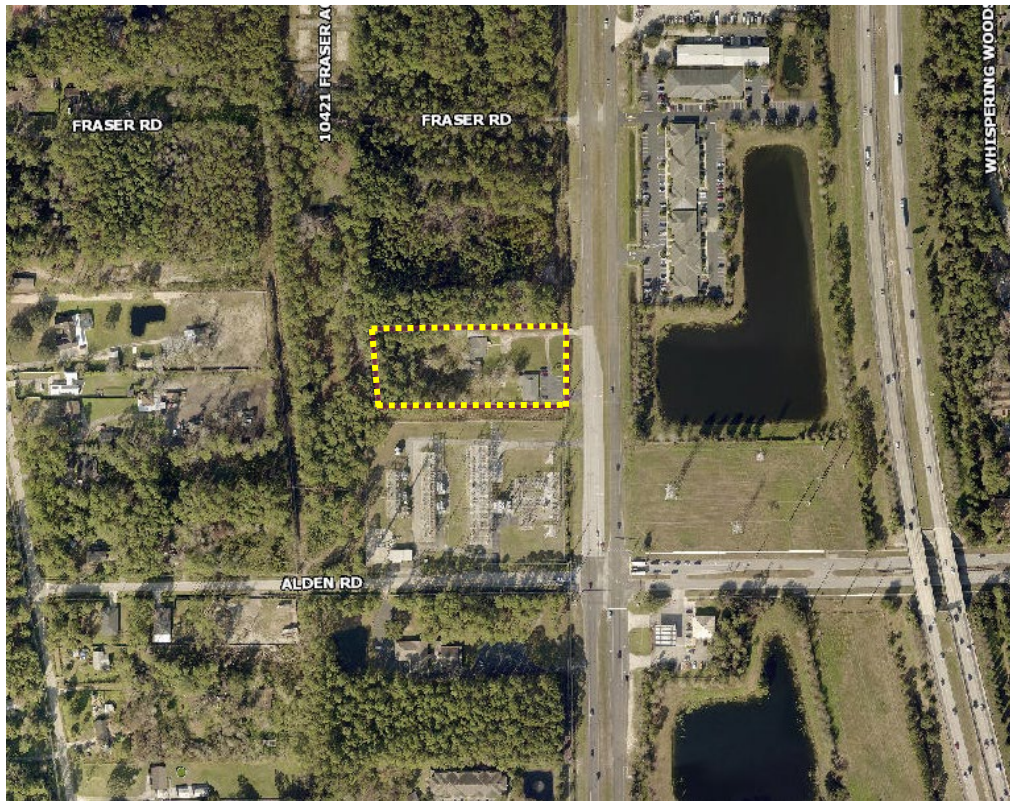
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2023-0391** be **APPROVED** with the following exhibits:

1. The original legal description dated March 10, 2023.
2. The original written description dated March 10, 2023.
3. The original site plan dated February 27, 2023.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2023-0391** be **APPROVED** with the following conditions.

1. All uses shall meet the minimum parking standards for Section 656.604 of the Zoning Code or the most recent ITE Parking Manual per individual proposed use.

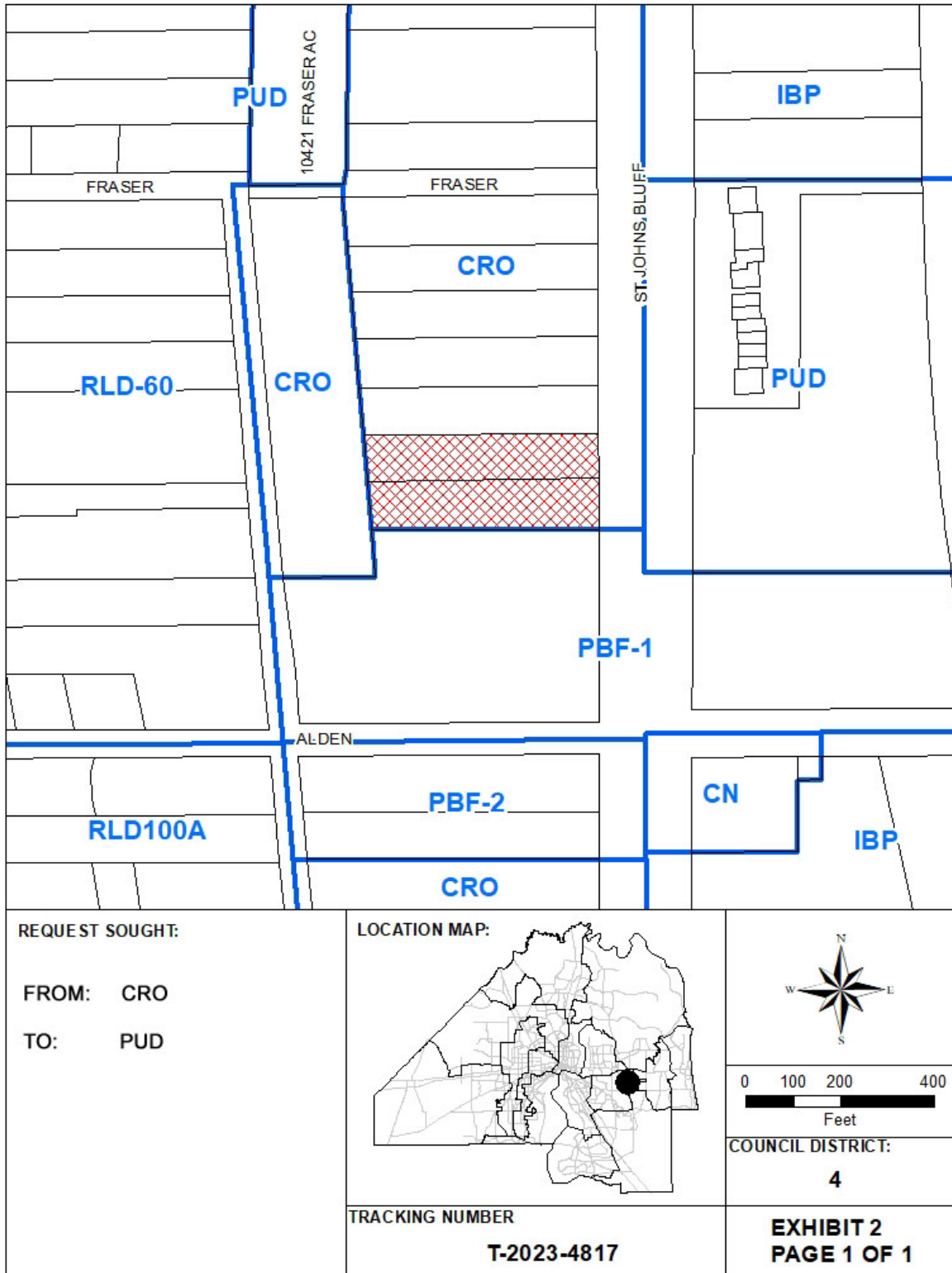


Aerial View

Source: JaxGIS



Subject Site



Legal Map