



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning and Development Department  
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Jacksonville, FL 32202  
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Jacksonville.gov

June 20, 2024

The Honorable Randy White, 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.: 2024-398**

**Application for: St Johns Bluff Road PUD**

Dear Honorable Council President White, 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**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated March 25, 2024.
2. The original written description dated April 26, 2024.
3. The original site plan dated March 11, 2024.

Recommended Planning Commission Conditions to the Ordinance: **None**

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**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Absent
Julius Harden	Absent
Mon'e Holder	Absent
Ali Marar	Aye
Jack Meeks	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  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2024-0398 TO**  
**PLANNED UNIT DEVELOPMENT**

**JUNE 20, 2024**

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 **2024-0398** to Planned Unit Development.

***Location:*** 2168 St Johns Bluff Road South, 0 & 10468 Bradley Road; south of Bradley Road and east of Cromwell Road

***Real Estate Numbers:*** 163806 0000; 163807 0400; 163810 0020; 163811 0000; 163812 0000; 163813 0050; 163814 0010; 163815 0000; 163816 0000

***Current Zoning Districts:*** Commercial, Residential, 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:*** District 2 – Greater Arlington / Beaches

***Council District:*** District 4

***Applicant/Agent:*** Hayden Phillips, Esq.  
Rogers Towers, P.A.  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, FL 32207

***Owner:*** 2168 St Johns Bluff LLC  
PO Box 353013  
Palm Coast, FL 32246

Hung Van Nguyen  
10468 Bradley Road  
Jacksonville, FL 32246

Christine Bunag  
10468 Bradley Road  
Jacksonville, FL 32246

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

### **GENERAL INFORMATION**

Application for Planned Unit Development **2024-0398** seeks to rezone approximately 6.14± acres of land from Commercial Residential Office (CRO) to a Planned Unit Development (PUD). The rezoning to a PUD is being sought to allow for a variety of uses including storage, warehousing, and office uses. Currently, the subject property is developed with two single-family dwellings.

Per the submitted written description and site plan, the property will be split into two separate parcels. Parcel A will be utilized primarily for personal property storage, including boat and RV storage. Parcel A will contain open storage spaces, along with covered and fully enclosed storage spaces. Parcel B will be utilized as an office space and a warehouse, along with maintaining an existing single-family dwelling on the property.

There is a companion Land Use Amendment, **2024-0397 (L-5929-24C)** which seeks to amend the site from 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 Planning and Development Department finds that the subject property is located in the Residential Professional Institutional (RPI) 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 **2024-0397 (L-5929-24C)** that seeks to amend the site to Business Park (BP).

Business Park (BP) is a category primarily intended to accommodate business offices and low intensity light industrial uses. Uses, with the exception of ancillary and accessory outside storage uses, shall be conducted within an enclosed building. Business offices should comprise the majority of the category land area, while service, major institutional and light industrial uses constitute the remaining land area. Limited commercial retail and service establishments, hotels,

and motels may also be permitted. Residential uses are also permitted in appropriate locations as identified under the Development Area Uses and densities. Development within the category should be compact and connected and should support multi-modal transportation. Uses should generally 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.

The permitted uses in the proposed PUD are consistent with the proposed BP land use category.

***(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:

**Goal 1**

To ensure that the character and location of land uses optimize the combined potentials for economic benefit, 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.

**Objective 1.6**

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.

**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.

***(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 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 **2024-0397 (L-5929-24C)** that seeks to amend the land to Business Park (BP). The Planning and Development Department finds that with the approval of the companion Land Use Amendment, 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.

The following was found in our Concurrency System:

MOB # 123470.0 / CRC # 123470.1 / City Dev # 107320.000: JAX Boat RV Storage 2:

Proposed: RV/Boat storage w/ 230 spaces & 1/3 of the spaces will be enclosed spaces and 2/3 will be canopy only spaces So of the total 101,220 S.F. only 1/3 or 33,740 sf are enclosed (ITE 151).

\$8,247 Mobility fee due.

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

This proposed Planned Unit Development request to permit the development of personal property storage, open storage, and office space. 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 use of existing and proposed landscaping:** Per the submitted written description, required landscaping may be provided "off-site" within the PUD, and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all uses. The written description also waives uncomplimentary land use buffers between internal uses of the PUD. Uncomplimentary land use buffers will still be required along external property boundaries that abut single-family dwellings. Per the submitted site plan, a 10-foot buffer along with an 8-foot tall 95% opaque fence will be provided along the western property boundary.

**The use and variety of building groupings:** The subject property is developed as two separate parcels. Parcel A will be utilized primarily for personal property storage, including boat and RV storage. Parcel A will contain open storage spaces, along with covered and fully enclosed storage spaces. Parcel B will be utilized as an office space and a warehouse, along with maintaining an existing single-family dwelling on the property.

***(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 subject site is approximately 6.14 acres and is located along St John Bluff Road South and Bradley Road. The surrounding area is primarily single-family residential to the west. There are a mixture of industrial uses found primarily to the east and north of the subject property along St Johns Bluff Road.

Although being developed for storage, warehousing, and office uses, the subject site will preserve the residential character of the area through landscaping and buffering along the western portions of the 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	LDR/RPI	RLD-60/CRO	Single-family dwellings, city utilities, service garage
South	RPI/BP	CRO	Vacant, church
East	RPI/BP	CRO/ PUD 2023-0006-E	Church, warehouse/flex space
West	LDR	RLD-60	Single-family dwellings

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

The proposed development would be consistent with the proposed BP functional land use category to allow for various storage uses including personal property storage and outdoor storage, warehousing, and office uses. The PUD is appropriate at this location and is consistent with the surrounding 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.

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

There will be no open space plazas or recreational areas provided under this PUD, given the nature of the intended use and size of the property.

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

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.***

Both parcels will provide parking in accordance with Part 6 of Zoning Code, with the exception that zero (0) parking spaces will be required for personal property storage and outside storage on parcel A.

***(11) Sidewalks, trails, and bikeways***

Sidewalks will be provided as required by the 2045 Comprehensive Plan.

**SUPPLEMENTARY INFORMATION**

The applicant provided proof of posting on **June 11, 2024** to the Planning and Development Department, that 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 **2024-0398** be **APPROVED** with the following exhibits:

1. The original legal description dated March 25, 2024.
2. The original written description dated April 26, 2024.
3. The original site plan dated March 11, 2024.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0398** be **APPROVED**.



Source: Planning & Development Department, 6/13/2024  
**Aerial view of the subject property, facing north.**





*Source: Planning & Development Department, 6/11/2024*

**View of the subject property from St Johns Bluff Rd S.**



*Source: Planning & Development Department, 6/11/2024*

**View of the subject property from Bradley Road.**

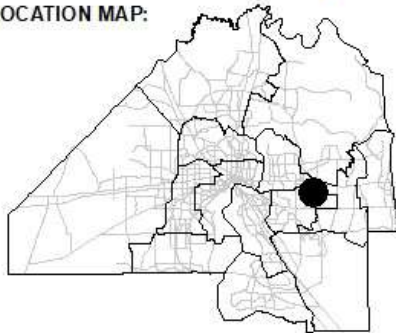
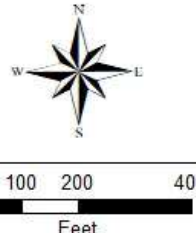


*Source: Planning & Development Department, 6/11/2024*

**View of the neighboring property, located south of the subject site, along St Johns Bluff Road. This site was rezoned to a PUD in 2023 under Ordinance 2023-0006-E.**





<p>REQUEST SOUGHT:</p> <p><b>FROM: CRO</b></p> <p><b>TO: PUD</b></p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p><b>4</b></p>
<p>ORDINANCE NUMBER</p> <p><b>ORD-2024-0398</b></p>	<p>TRACKING NUMBER</p> <p><b>T-2024-5514</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>