



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

December 7, 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.: 2023-747**                      **Application for: Collins Plaza 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 with Condition**

This rezoning is subject to the following exhibits:

1. The original legal description dated July 10, 2023
2. The original written description dated October 9, 2023
3. The original site plan dated April 1, 2023

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. Any development shall connect to JEA sewer facilities and evidence of connection shall be provided with permitting.

Planning Department conditions:

1. Any development shall connect to JEA sewer facilities and evidence of connection shall be provided with permitting.

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: **8-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Julius Harden	Aye
Mon'e Holder	Aye
Ali Marar	Aye
Jack Meeks	Absent

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 2023-0747 TO**  
**PLANNED UNIT DEVELOPMENT**

**DECEMBER 7, 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 **2023-0747** to Planned Unit Development.

***Location:*** 7711 & 7715 Old Middleburg Road South; Northeast corner of Collins Road and Old Middleburg Road S

***Real Estate Number(s):*** 016361-0074 & 016361-0058

***Current Zoning District(s):*** Residential Rural-Acre (RR-Acre)  
Planned Unit Development (PUD 2021-0168-E)

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

***Current Land Use Category:*** Low Density Residential (LDR)  
Community/ General Commercial (CGC)

***Proposed Land Use Category:*** Community General Commercial (CGC)

***Planning District:*** Southwest, District 4

***Applicant/Agent:*** Chris Hagan  
The Southern Group  
208 North Laura Street, Suite 710  
Jacksonville, Florida 32202

***Owner:*** Pruthvi Patel  
Vrihi Development LLC  
1795 Wild Dunes Circle  
Orange Park, Florida 32065

***Staff Recommendation:*** **APPROVE WITH CONDITION**

### **GENERAL INFORMATION**

Application for Planned Unit Development **2023-0747** seeks to rezone approximately 6.45 acres of land from Residential Rural-Acre (RR-Acre) and Planned Unit Development (**PUD 2021-0168-E**) to PUD. The rezoning to PUD is being sought to allow for the development of a commercial shopping center. The property is located at the northeast corner of Old Middleburg Road South and Collins Road.

There is a companion Land Use Amendment, Ord. **2023-0746** (L-5853-23C) to amend the land use for a portion of the site from Low Density Residential (LDR) to Community General Commercial (CGC).

Ordinance **2021-0168-E** was approved in May 2021 for the development of a 25,000 square foot commercial retail building. This proposed structure has not been built and the property still remains as single-family dwellings. The new PUD is being sought in order to add an additional parcel and redesign the site layout as four separate outparcels with each approximately 1.6 acres in size.

#### **PUD Ord. 2021-0168-E was approved with the following conditions:**

1. Any development shall connect to JEA sewer facilities and evidence of connection shall be provided with permitting.
2. Land clearing for development purposes is permitted, but processing of land clearing debris as a use is not permitted.

#### **The Planning & Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:**

1. The Department recommends forwarding condition #1 due to the JEA letters submitted with the application and distance to the closest utility connection points.
2. The Department does not recommend forwarding condition #2 as land clearing and processing of land clearing were removed as permitted uses from the written description.

### **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) and Community/General Commercial (CGC) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2045 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5853-23C (Ordinance 2023-746) that seeks to amend the portion of the site that is within the Low Density Residential (LDR) land use category to Community General Commercial (CGC). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5853-23C be approved. Therefore, the proposed rezoning, with the proposed conditions, 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. A description of the category is noted below.

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

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

**Future Land Use Element:**

**Policy 1.1.22**

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.

The subject properties are located at the corner of Collins Road and Old Middleburg Road South, both of which are minor arterial roadways. The location at two minor arterial roadways is considered appropriate for commercial development. The proposed development is located less than half mile from the Master Planned Development, Argyle Forrest.

**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.

If approved, the proposed development could provide a variety of employment opportunities for businesses owners, along with recreational and entertainment options for surrounding residents. The location at two minor arterial roadways promotes emerging commercial in a growing area.

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

Yes. 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) and Community/General Commercial (CGC). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5853-23C (Ordinance 2023-746) that seeks to amend the portion of land that is within the Low Density Residential (LDR) land use category to Community General Commercial (CGC). The Planning and Development Department finds that the proposed PUD will be consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (B) with the approval of the companion land use amendment.

***(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. A mobility and a CCAS/CRC application will be required for development.

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

This proposed Planned Unit Development intends to utilize lands for commercial shopping center/outparcels. 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 use of existing and proposed landscaping: The subject properties shall be developed in accordance with Part 12 of the Zoning Code with the exception that no uncomplimentary use buffers shall be required for uses within the PUD. Uncomplimentary buffers shall only be applicable to the overall PUD boundaries.

The treatment of pedestrian ways: The subject properties shall be developed in accordance with the 2045 Comprehensive Plan.

Traffic and pedestrian circulation patterns: The Traffic Technician from Development Services has reviewed the proposed site plan and has made the following comment: All off-site improvements shall be reviewed and approved by the City Traffic Engineer and may differ from the improvement shown on the PUD site plan.

***(5) External Compatibility***

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The proposed site plan provides a twenty-five foot uncomplimentary use buffer on the north and east sides where the property abuts residential properties.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	LDR	RR-Acre	Single-Family Dwelling
<b>South</b>	LDR & CSV	PUD 1999-804-E	Fire Station Conservation Area
<b>East</b>	LDR	PUD 2001-190-E	Wetlands
<b>West</b>	LDR	RR-Acre	Single-Family Dwellings

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

The proposed development is consistent with the Community General Commercial (CGC) functional land use category. The PUD is appropriate at this location because it is a proposed commercial development located at the corner of two minor arterial roadways.

- 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: The proposed site plan indicates appropriate buffering for a new commercial development abutting residential properties. The uses proposed are all commercial in nature. There is also a 1.18 acre pond along the northeast portion of the property that provides additional buffering to the abutting residential properties.
- The availability and location of utility services and public facilities and services: The JEA availability letter dated January 12, 2021 indicates that water connection is available in the ROW. However, no sewer main abuts the subject properties and the closest gravity manhole is approximately 725 feet to the east.

PUD 2021-0168-E was approved with a condition that “any development shall connect to JEA sewer facilities and evidence of connection shall be provided with permitting.” Staff is forwarding the recommendation for this PUD.

Per the memorandum from JEA dated November 28, 2023: “Water, wastewater and electric connections to be consistent with JEA design standards, processes, and procedures. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval. Additional service and design elements will be addressed following applicant’s construction plan review submittal.”

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

Recreation is not required as the proposed PUD is for commercial uses.

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

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 with the following additional and superseding provisions:

- For all uses within the PUD, parking standards shall be applied taking into consideration the PUD as a whole. Shared parking is permitted to satisfy parking required for multiple uses within this PUD.
- There shall be no limit or maximum number of parking spaces for any parcel within the PUD or the PUD as a whole.

***(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 30, 2023, the required 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 **2023-0747** be **APPROVED with the following exhibits:**

1. The original legal description dated July 10, 2023
2. The original written description dated October 9, 2023
3. The original site plan dated April 1, 2023

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2023-0747** be **APPROVED WITH CONDITION:**

1. Any development shall connect to JEA sewer facilities and evidence of connection shall be provided with permitting.



*Source: JaxGIS*

**Aerial view of the subject property, facing north.**



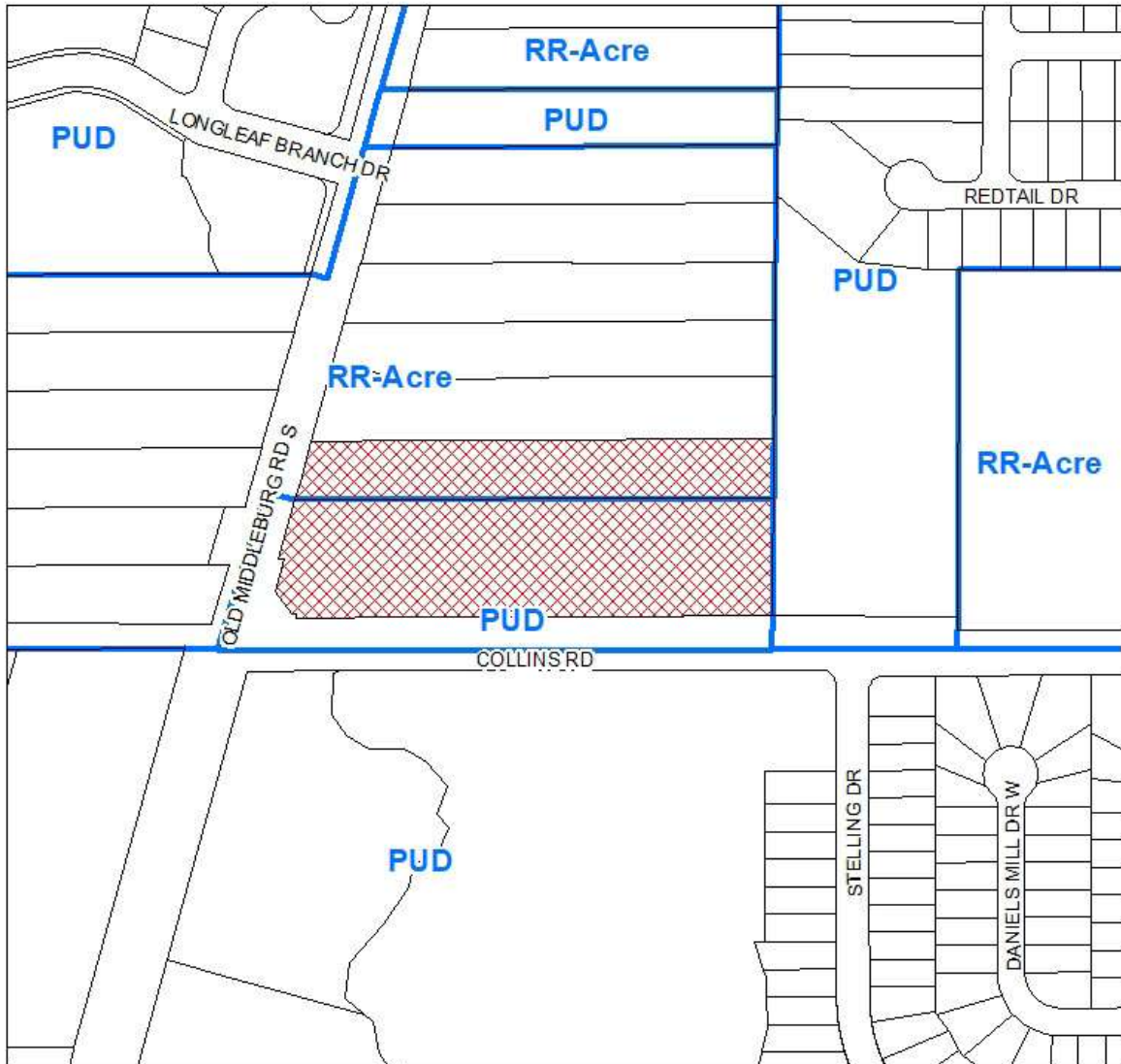
*Source: Planning & Development Department, 11/30/2023*

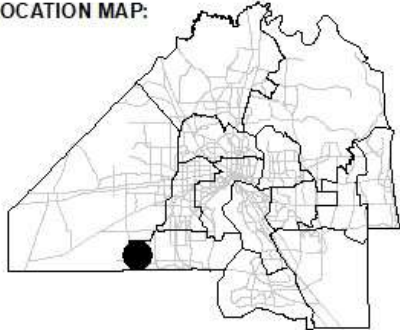

**View of the subject property from Collins Road.**



*Source: Planning & Development Department, 11/30/2023*

**View of the subject property from Old Middleburg Road S.**



<p>REQUEST SOUGHT:</p> <p><b>FROM: RR-ACRE &amp; PUD</b></p> <p><b>TO: PUD</b></p>	<p>LOCATION MAP:</p> 	 <p>0 100 200 400 Feet</p> <p>COUNCIL DISTRICT: <b>14</b></p>
<p>ORDINANCE NUMBER <b>ORD-2023-0747</b></p>	<p>TRACKING NUMBER <b>T-2023-5075</b></p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>