

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2020-305 TO
PLANNED UNIT DEVELOPMENT

JULY 23, 2020

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 **2020-305** to Planned Unit Development.

Location: Centurion Parkway between Deerwood Parkway and Centurion Court

Real Estate Number(s): 147982-0295

Current Zoning District(s): Planned Unit Development (PUD 2000-328)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Business Park (BP)

Planning District: Southeast, District 3

Applicant/Agent: Cynthia Montgomery, Esq.
Gray Robinson, P.A.
50 North Laura Street, Suite 1100
Jacksonville, Florida 32202

Owner: JEA
21 West Church Street
Jacksonville, Florida 32202

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2020-305 seeks to rezone approximately 2.7 acres of land from PUD to PUD. The rezoning to PUD is being sought to allow the expansion of the adjacent Vistakon facility. Specifically, the proposed PUD allows light manufacturing, warehousing, distribution, research laboratories, professional business offices and similar uses.

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 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Business Park (BP) 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 2030 Comprehensive Plan. According to the Category Descriptions within the FLUE, the Business Park (BP) future land use category in the Urban Development Area is a category primarily intended to accommodate office and light industrial uses. The permitted and permissible uses included within the written description of the proposed PUD are consistent with the uses of the abutting Johnson & Johnson Vision Care facility campus, of which this property will be incorporated. Additionally, all uses listed within the PUD written description are permitted principal or secondary uses in the BP future land use category. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

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

Policy 1.2.9 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. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-element.

Objective 3.2 Continue to 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.

Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

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

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

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 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 Business Park (BP). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 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 industrial uses. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 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:

- Traffic and pedestrian circulation patterns: The parcel will be incorporated into the existing vehicular circulation pattern of the Vistakon facility.
- The particular land uses proposed and the conditions and limitations thereon: The proposed PUD contains uses are similar to the adjacent PUD and which will be incorporated into the existing facility.

(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 existing Vistakon facility intends to use the parcel as part of its building expansion. The uses are similar to that PUD.
- The type, number and location of surrounding external uses: To the west of the parcel is a JEA water treatment plant. To the south is a 200 foot wide JEA overhead electric line then a berm and single family dwellings.
- 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	BP / CGC	PUD (88-427)	Vistakon
South	LDR	RLD-90	Deerwood Country Club
East	BP	PUD (88-427)	Vistakon
West	BP	PUD (00-328)	JEA Facility

- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The subject property is located within the “Industrial Situational Compatibility” Zone. Industrial Situational Compatibility Zones are areas identified on the Industrial Preservation Map (Map L-23) of the Future Land Use Element of the 2030 Comprehensive Plan as strategically located industrial lands for future industrial expansion and economic development.

The property is located within the boundaries of the Deerwood Park DRI and will be incorporated into the Johnson & Johnson Vision Care facility campus with consistent light industrial type uses. The location of the development is consistent with the Map H and overall development plan of the entire DRI. It should be noted: if development of the site is planned at a future date, the development will be additionally reviewed to ensure consistency with the remaining development rights of the DRI.

(6) Intensity of Development

The proposed development is consistent with the Business Park (BP) land use category as an industrial use. The PUD is appropriate at this location because the size of the parcel make development for a single user impractical. The parcel will be used for the expansion of the existing industrial facility.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. 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.

(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 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on June 30, 2020, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2020-305** be **APPROVED with the following exhibits:**

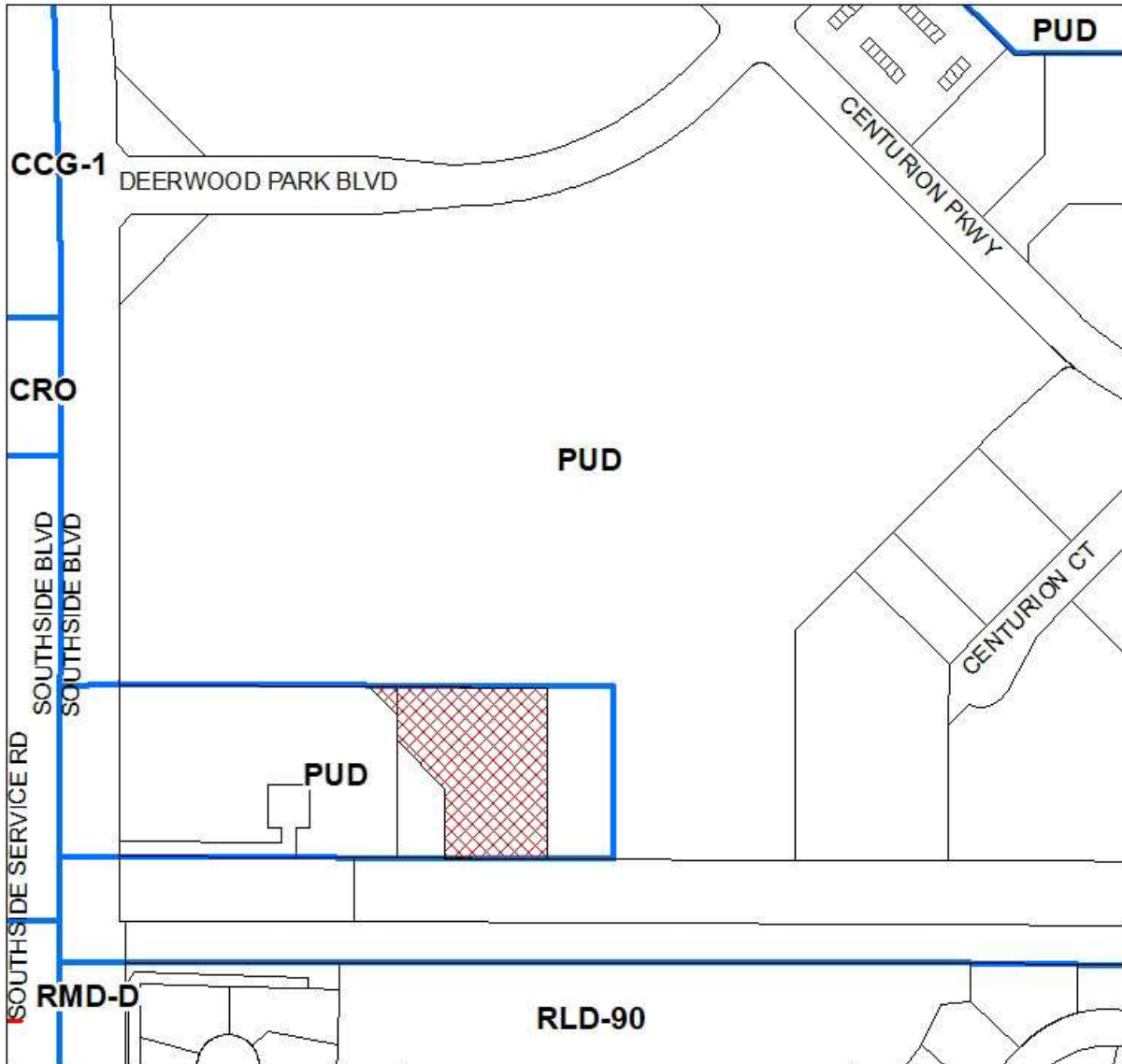
1. The original legal description dated March 10, 2020
2. The original written description dated February 20, 2020
3. The original site plan dated March 10, 2020

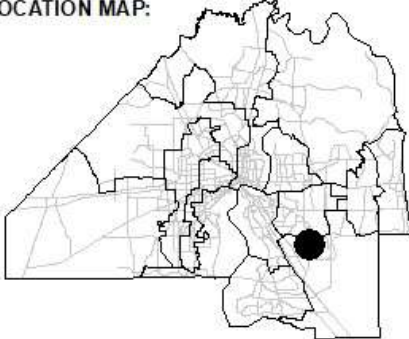



Aerial view of subject property



200 foot JEA easement between subject property and residential dwellings to the south.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 130 260 520</p> <p>Feet</p> <p>COUNCIL DISTRICT:</p> <p>11</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2020-0305</p>	<p>TRACKING NUMBER</p> <p>T-2020-2747</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>