



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  
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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.: 2023-661**                      **Application for: Mayport Road 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**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated July 14, 2023
2. The revised written description dated November 3, 2023
3. The revised site plan dated November 3, 2023

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:                      **7-0**

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	Absent
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  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2023-0661 TO**  
**PLANNED UNIT DEVELOPMENT**

**DECEMBER 7, 2023**

***Location:*** 2152 and 2156 Mayport Road (SR 101)  
Between Dutton Island Road West and Fairway Villas  
Drive

***Real Estate Numbers:*** 169410-0010 and 169410-0000

***Current Zoning Districts:*** Planner Unit Development (PUD 2018-617)

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

***Current Land Use Categories:*** Community/General Commercial (CGC) and  
Medium Density Residential (MDR)

***Planning District:*** 2-Greater Arlington/Beaches

***Applicant/Agent:*** William L. Pope  
Bosco Enterprises, LLC  
2158 Mayport Road  
Jacksonville, FL 32233

***Owner:*** Todd Albert Bosco  
Bosco Enterprises, LLC  
2158 Mayport Road  
Jacksonville, FL 32233

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

**GENERAL INFORMATION**

Application for Planned Unit Development **2023-0661** seeks to rezone approximately 1.56± acres of a split-zoned property from PUD to PUD. The rezoning to PUD is being sought in order to add alcoholic uses to a development that is approved for a 3,750-square-foot commercial building and two (2) multi-family buildings. The previous PUD allowed for 30 Multi-Family Units, however the proposed PUD seeks to reduce the total number to 14 units in order to comply with the Land Use Regulations.

The previous PUD was approved with the following condition:

**1.) Any new multi-family development on the subject property shall not exceed 35 feet in height.**

Staff has reviewed the condition and determined that with the updated Written Description, which has a maximum height of 35 feet for both the MDR and CGC Land Use areas, the condition does not need to move forward with the proposed PUD.

**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.

***(1) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?***

Yes. The 1.56-acre subject property is located on the west side of Mayport Road, between Dutton Island Road West and Fairways Villa Drive. According to the City Functional Highway Classification Map Mayport Road is a minor arterial roadway. The application site is in the Medium Density Residential (MDR) and Community/General Commercial (CGC) land use categories in the Suburban Development Area, Planning District 2, and Council District 13.

MDR in the Urban Area and Suburban Area is intended to provide compact medium density development.

The Suburban Area is intended to provide development in a nodal development pattern. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services; abut a roadway classified as a collector or higher on the Functional Highway Classification Map; and which are located in areas with an existing mix of non-residential uses. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses.

Single-use multi-family development is permitted when 50 percent or more of the contiguous CGC category land area within up to one quarter of a mile radius is developed for non-residential uses.

Multi-family developments that do not comply with the single-use provisions shall provide a mix of uses within the development site and multi-family uses shall not exceed 80 percent of a development.

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

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

***(3) 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 regulations outlined in the Mayport Road Overlay.

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 categories as identified in the Future Land Use Map series (FLUMs): Community/General Commercial (CGC) and Medium Density Residential (MDR). 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:

**Goal 1**

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment 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 1.1**

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 1.1.7**

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

**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.

***(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 both subject parcels for a mixed-use development. 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 with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Recreation and open space will not be provided onsite considering numerous recreational opportunities and amenities are currently available within a 0.5-mile radius.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Section 656.394.1 of the Mayport Road Zoning Overlay. Furthermore, the provisions of Section 656, Part 12 of this regulation shall apply, except that an average ten-foot wide Perimeter Landscape Buffer shall be required along the entire parcel frontage along Mayport Road.

The treatment of pedestrian ways: The subject site will have pedestrian means via an existing sidewalk along Mayport Road.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system would be serviced using one (1) access point along Mayport Road (SR-A1A). The Florida Department of Transportation has reviewed the application and access point along Mayport Road. A copy of their review can be found in the applications folder.

The use and variety of building setback lines, separations, and buffering: Given the current configuration of the site and orientation of the split land use categories, a variety of setbacks will be provided in an effort to accommodate the redevelopment of the property.

The use and variety of building groupings: Based on the conceptual site plan provided with the application, the applicant plans to develop the site with three (3) buildings in a vertical-style manner. The first (1) structure will be a 3,750 square foot commercial building situated along the front of the property; meanwhile, the other two (2) structures will serve as three-story residential dwellings.

The separation and buffering of vehicular use areas and sections of vehicular use areas: The proposed site plan indicates the property will be developed in a conventional manner. The

vehicular uses area (VUA) will be screened with landscaping which will meet Code and/or Overlay requirements.

Compatible relationship between land uses in a mixed-use project: Designed as a mixed-use development, the two (2) proposed residential buildings will serve as the primary use on the subject site, while the proposed commercial building will serve as a supporting use to the residential component and also contribute to the site's intended functional land use categories.

***(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 proposed development is located in a mixed-use area with commercial properties as the predominate use along the Mayport Road corridor and residential use on the periphery. Allowing for the redevelopment of the subject site will complement the neighboring commercial uses by providing a mixed-variety of land uses and promote residential infill within the Mayport area.

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 Property Use</b>
North	CGC/MDR	CCG-2/PUD	Shopping Plaza/Single-Family Dwellings
South	CGC/MDR	CCG-2/RMD-MH	Multi-Family Dwellings
East	N/A (COAB)	N/A (COAB)	Single-Family Dwellings
West	MDR	PUD	Single-Family Dwellings

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

The proposed development is consistent with the CGC and MDR functional land use categories and is a mixed-use, commercial and multi-family development, which is not to exceed a combined 30 dwelling units. The PUD is appropriate at this location because it will support the existing offices, service establishments and contribute to the variety of housing products within the area.

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 mixed, integrative nature of the project will bolster the surrounding Mayport community by attracting new urban infill and redevelopment to the area.

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for electric and the City of Atlantic Beach for water and sewer.

The amount and size of open spaces, plazas, common areas and recreation areas: Recreation and

open space will not be provided onsite considering numerous recreational opportunities and amenities are currently available within a 0.5-mile radius.

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

The project will be developed with the required amount of open space. Given the small-scale nature of the 30 unit residential development, no active recreation area is required.

***(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, the written description states “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.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **October 9, 2023** by the Planning and Development Department, the 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 Ordinance **2023-0661** be **APPROVED** with the following exhibits:

- The original legal description dated July 14, 2023**
- The revised written description dated November 3, 2023**
- The revised site plan dated November 3, 2023**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2023-0661** be **APPROVED**.



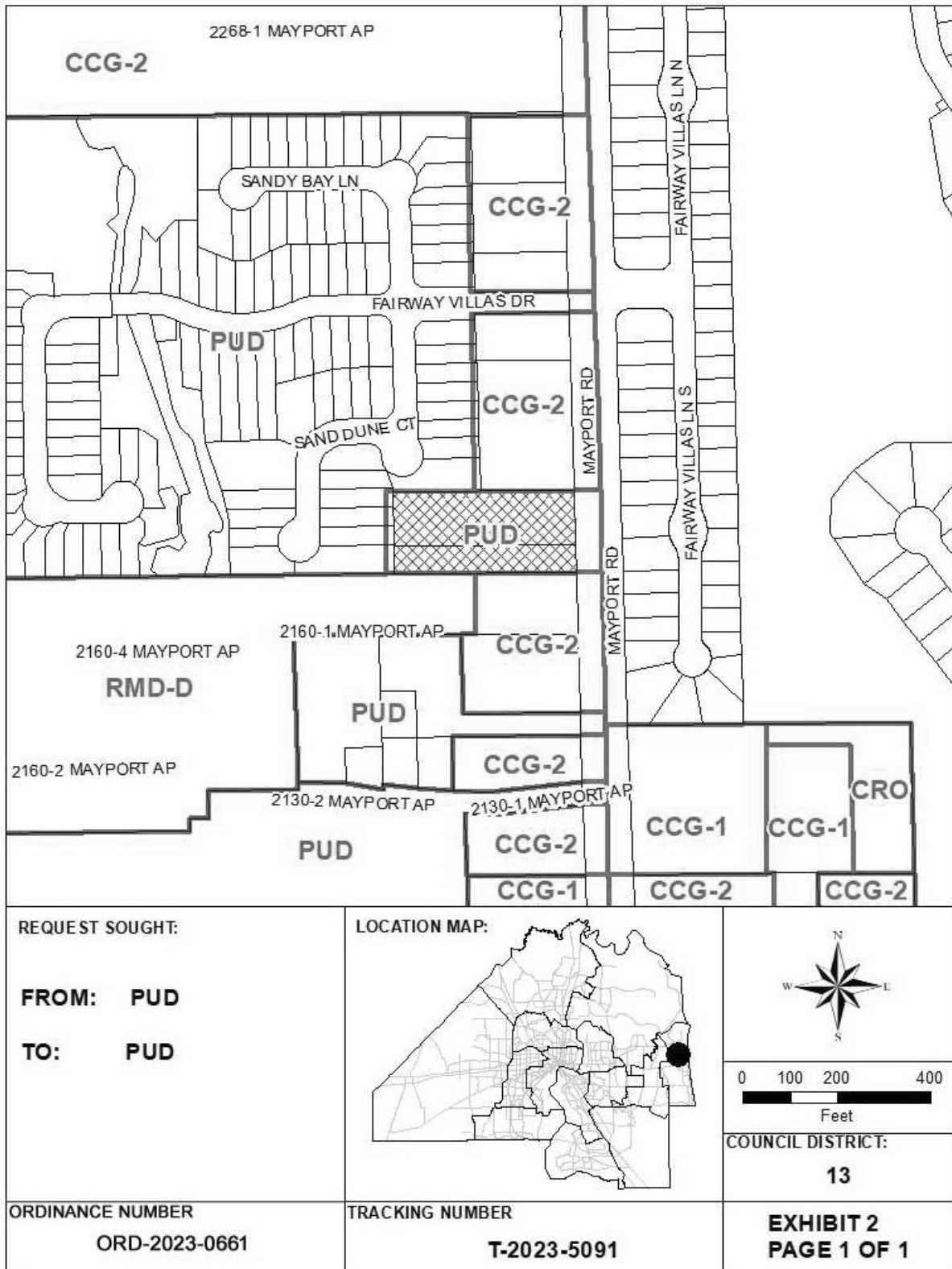
**Aerial View**



**View of the Subject Site**



**View of the neighboring parcel to the north that shares cross access.**



Legal Map