



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

January 23, 2025

The Honorable Randy White
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.: 2024-0981

Application for: Main Street Food Park and Mini Golf 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 w/ Conditions**

Planning Commission Recommendation: **Approve w/ Conditions**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated November 22, 2024
2. The Revised Written Description dated January 10, 2025
3. The Original Site Plan dated August 7, 2024

Planning Commission Conditions:

1. There shall be no amplified music after 10:00 PM.
2. All lighting shall be directed away from any residential dwellings. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas and shall not exceed one (1.0) f.c. when abutting other nonresidential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.

Planning Department Conditions:

1. There shall be no amplified music after 10:00 PM.
2. All lighting shall be directed away from any residential dwellings. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas and shall not exceed one (1.0) f.c. when abutting other nonresidential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: **7-0**

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

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Erin L. Abney, MPA

Chief, Current Planning Division
Planning & Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-0981 TO
PLANNED UNIT DEVELOPMENT

JANUARY 23, 2025

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 **2024-0981** to Planned Unit Development.

<i>Location:</i>	2403 Market Street North, between 14 th Street East and 15 th Street East
<i>Real Estate Number(s):</i>	044902 0000
<i>Current Zoning District(s):</i>	Industrial Light (IL)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Light Industrial (LI)
<i>Planning District:</i>	District 1 – Urban Core
<i>Council District:</i>	District 7
<i>Owner:</i>	Oakshire Holdings LLC 17970 NE 12 th Avenue Miami, FL 33162
<i>Applicant/Agent:</i>	Hector Zayas 1224 Laura Street North Jacksonville Florida 32206
<i>Staff Recommendation:</i>	APPROVE WITH CONDITIONS

GENERAL INFORMATION

Application for Planned Unit Development 2024-0981 seeks to rezone approximately 0.60± acres of land from Industrial Light (IL) to a PUD. The rezoning to a PUD is being sought to permit the redevelopment of a former warehouse into a food court, art gallery, and entertainment space, along with the development of an outdoor playground, splash pad, and mini-golf course. The subject property is located just northeast of the recently approved Phoenix Arts District, which also permits a variety of commercial, recreational, entertainment, and residential 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 2045 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Light Industrial (LI) 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.

Light Industrial (LI) is a category which provides for the location of industrial uses that are able to be performed in such a manner as to control the external effects of the process, such as smoke, noise, soot, dirt, vibration, odor, etc. Uses within this category, other than outside storage, shall be conducted within an enclosed building. Generally, light industrial uses involve materials that have previously been prepared, or raw materials that do not need refining. These uses do not create a noticeable amount of noise, dust, odor, smoke, glare or vibration outside of the building or on the site in which the activity takes place. Site access to roads classified as collector or higher on the Highway Functional Classification Map is preferred.

The applicant seeks to rezone from IL to PUD to allow for the development of recreational and entertainment facilities, including a food court, miniature golf course, children's playground, splash pad, and seating area, along with live music beer, wine, and alcohol.

The commercial uses in PUD written description are allowed as secondary uses in the LI land use category, thus the uses listed in the PUD written description are consistent with LI land use category.

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

Yes. 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:

Future Land Use Element:

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.

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.

(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 categories as identified in the Future Land Use Map series (FLUMs): Light Industrial (LI). 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) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a variety of commercial and entertainment uses. 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 and variety of building groupings: The site contains an existing two-story, 11,000 square foot warehouse that will be redeveloped into a food court, vendor space, art gallery, and entertainment space. The rest of the property will be redeveloped into a mini golf course and playground.
- The particular land uses proposed and the conditions and limitations thereon: The proposed project will permit a variety of commercial and entertainment uses including a food court, mini golf course, and playground/splashpad.

(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 Phoenix Arts District is located to the south and west of the subject property, and was approved to permit a variety of commercial, entertainment, and recreational uses. There are single-family dwellings abutting the north property line.
- The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	RMD-B	Single-family dwellings
South	RC	PUD 2024-0348-E	Future Phoenix Arts District
East	LI	IL	Warehouse
West	RC	PUD 2024-0348-E	Future Phoenix Arts District

- 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 staff has recommended two conditions limiting the hours of amplified music and lighting to ensure minimal impact on the abutting residences.

(6) Intensity of Development

The proposed development is consistent with the Light Industrial (LI) functional land use category as a commercial development. The PUD is appropriate at this location because it will offer an opportunity for residents to gather and socialize. The intensity is like other uses proposed for the surrounding area, including the Phoenix Arts District.

- The existing residential density and intensity of use of surrounding lands: There are single-family dwellings located north of the subject property. Staff has requested that the applicant meet the uncomplimentary buffer requirements of Part 12 of the zoning code and has issued two conditions to ensure the neighboring residences are minimally impacted.

(7) Usable open spaces plazas, recreation areas.

The proposed project is commercial in nature and does not need to meet the requirements of Section 656.420. However, the project's main intent is a food court, entertainment, mini-golf course and playground/splash pad.

(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 subject property will not have any off-site parking spaces for customers. Per the submitted written description, the project will rely on nearby on-street parking or will lease a nearby parking lot.

(11) Sidewalks, trails, and bikeways

The written description notes that there are existing sidewalks along the western side of the property. This application was routed to the City's Traffic Engineer and the following comment was received:

- ADA complaint sidewalk shall be placed on the frontage of 14th St E.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on January 16, 2025, 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 **2024-0981** be **APPROVED with the following exhibits:**

1. The original legal description dated November 22, 2024
2. The revised written description dated January 10, 2025
3. The original site plan dated August 7, 2024

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0981** be **APPROVED subject to the following conditions:**

1. There shall be no amplified music after 10:00 PM.
2. All lighting shall be directed away from any residential dwellings. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.



Source: Planning and Development Department, 1/16/2025
Aerial view of the subject property, facing north.



Source: Planning and Development Department, 1/16/2025
View of the subject property from 14th Street East. This existing warehouse will be redeveloped into a food court, art gallery, and event space.



Source: Planning and Development Department, 1/16/2025

View of the subject property from 14th Street East. This portion of the site will be developed into a playground, splashpad, and mini-golf course.



Source: Planning and Development Department, 1/16/2025

View of the subject property from 14th Street East. This portion of the site will be developed into a playground, splashpad, and mini-golf course.

