



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 4, 2024

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.: 2023-782 **Application for: 700 Palmetto Street 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 Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

- 1. The original legal description dated July 20, 2023.**
- 2. The revised written description dated November 11, 2023.**
- 3. The original site plan dated July 20, 2023.**

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, Chief of the Transportation Division and the traffic reviewer from Development Services.

2. A parking study showing that the proposed number of parking spaces will be sufficient for the proposed uses shall be submitted at the time of verification of substantial compliance for review and approval by the Transportation Planning Division.

Planning Department conditions:

1. A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, Chief of the Transportation Division and the traffic reviewer from Development Services.
2. A parking study showing that the proposed number of parking spaces will be sufficient for the proposed uses shall be submitted at the time of verification of substantial compliance for review and approval by the Transportation Planning Division.

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	Absent
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 2023-782 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 **2023-782** to Planned Unit Development.

Location: 700 Palmetto Street, 817 Oakley Street, south of E. Union Street, west of Spearing Street and north of Albert Street.

Real Estate Number(s): 130810-0000, 130817-0000, 130803-0000

Current Zoning District(s): Residential Medium Density-A (RMD-A)
Commercial Community General-1 (CCG-1)
Industrial Light (IL)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)
Community General Commercial (CGC)
Light Industrial (LI)

Proposed Land Use Category: Regional Commercial (RC)
With FLUE Site Specific Policy 4.4.42

Planning District: Urban Core, District 1

Applicant/Agent: Robert Baynes
Columbia Ventures, LLC
24 East Drayton Street, Suite 201A
Savannah, Georgia 31401

Owner: Argos USA, LLC
3015 Windward Plaza, #300
Alpharetta, Georgia 30005

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2023-782 seeks to rezone approximately 6.15 acres of land from Residential Medium Density-A (RMD-A), Commercial Community General-1 (CCG-1) and Industrial Light (IL) to PUD. The rezoning to PUD is being sought to allow a mixed use development with a maximum of 400 multi-family units and 20,000 sq. ft. of commercial 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 Medium Density Residential (MDR), Community General Commercial (CGC), Light Industrial (LI) 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-5858-23C (Ordinance 2023-781) that seeks to amend the portion of the site that is within the Medium Density Residential (MDR), Community General Commercial (CGC), Light Industrial (LI) land use categories to Regional Community (RC). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5858-23C be approved. Therefore, the proposed rezoning 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.

The proposed land use amendment will be subject to Future Land Use Element (FLUE) Site Specific Policy 4.4.42.

Policy 4.4.42 Pursuant to Ordinance 2023-781, a small scale amendment is approved that designates a 6.15 acre RC land use category site on the Future Land Use Map. In order to implement a creative integration of uses to facilitate innovative site planning, infill development with vertical and horizontal integration of mixed uses, and smart growth techniques as called for in the RC land use category, development is subject to the following site specific conditions:

1. Development shall allow for the following uses: (a) various principal and secondary uses allowed in the High Density Residential (HDR) land use category; (b) various principal and secondary uses in the Community/General Commercial (CGC) land use category; and (c) existing or relocated wireless communications towers and antennas.

2. Development shall be limited to a maximum of 400 multifamily residential dwelling units and 20,000 square feet of non-residential uses, not including non-commercial recreation and open space uses for use of residents and their visitors.

(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:

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.

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.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for residents. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the Comprehensive Plan and Land Development Regulations.

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.

(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): Medium Density Residential (MDR), Community General Commercial (CGC), Light Industrial (LI). There is a companion Application for Small Scale Large Scale Land Use Amendment to the Future Land use Map Series L-5858-23C (Ordinance 2023-781) that seeks to amend the portion of land that is within the Medium Density Residential (MDR), Community General Commercial (CGC), Light Industrial (LI) land use category to Regional Community (RC). 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 maximum of 400 multi-family units and commercial 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:

- Traffic and pedestrian circulation patterns: The site plan shows using the existing streets for access. No street closures are expected.
- The use and variety of building setback lines, separations, and buffering: The Written Description provides setbacks for townhomes that are substantially similar to the Zoning Code.
- The separation and buffering of vehicular use areas and sections of vehicular use areas: Vehicular parking will be in parking decks, providing adequate separation.
- Compatible relationship between land uses in a mixed use project: The commercial uses listed in the Written Description will not create any adverse impacts to the proposed

residential uses.

(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 area contains a variety of uses. There are scattered single family dwellings both old and new construction, small commercial buildings and a warehouse undergoing renovation to a mixed use project. The proposed development will complement the existing uses.
- 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	MDR	RMD-A	Single family dwellings
South	CGC	CCG-1	Undeveloped land, Arlington Expressway
East	MDR	RMD-A	Single family dwellings
West	CGC	PUD (19-299)	Multi-family and commercial uses

- 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 site is located within the boundaries of the National Register’s Eastside Historic District and contains a site listed on the Florida Master Site File. The application was routed to the Historic Preservation Section for review. The Historic Preservation Section identified three contributing structures on one of the parcels that is part of the subject land use amendment. Contributing structures within a National Register Historic District requires review from the Historic Preservation Commission before a demolition permit can be approved.

(6) Intensity of Development

The proposed development is consistent with the Regional Commercial (RC) functional land use category as a mixed use development of commercial and residential uses. The PUD is appropriate at this location because it will provide a range of uses to the immediate neighborhood that will create a dense urban fabric.

- The availability and location of utility services and public facilities and services: The development will be served by JEA water and sewer.
- The existence and treatment of any environmental hazards to the proposed PUD property or surrounding lands: The property is located within the Downtown Brownfield Pilot Area. The City of Jacksonville designated properties in the downtown area as a Pilot Program

Brownfield Area by City Council Resolution Number 2000-125-A. The property owner may request that the property be designated a Brownfield Site. A Brownfield Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Tax credits may be available for properties designated as a Brownfield Site.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Traffic Engineering has the following comments.

A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, Chief of the Transportation Division and the traffic reviewer from Development Services.

The written description states there will be 0.6 parking spaces per unit and does not mention any parking for the commercial uses. A parking study showing that the proposed number of parking spaces will be sufficient for the proposed uses without impacting the surrounding streets shall be provided at Civil Site Plan Review.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area, which is 15,000 square feet. Parks staff has reviewed the attached PUD application which includes a request to grant relief from the recreational requirements in Sec. 656.420(d). This PUD application only provides 15,000 SF for passive recreation/open space for 400 proposed units of multi-family. We don't support their request to waive recreational requirements. If the developer is not able to provide the required 60,000 SF of active recreation onsite, we request \$150,000 for improvements at adjacent Oakland Park to be used for either replacing the existing playground or sports court. Let us know if you have any questions about our comments.

(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 with 0.6 parking spaces per unit. In this urban setting it is not expected that many of the residents will have an automobile. **Staff is recommending a parking study be submitted at Civil Plan Review to justify the parking ratio.**

(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 December 7, 2023, 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 **2023-782** be **APPROVED with the following exhibits:**

1. The original legal description dated July 20, 2023.
2. The revised written description dated November 11, 2023.
3. The original site plan dated July 20, 2023.

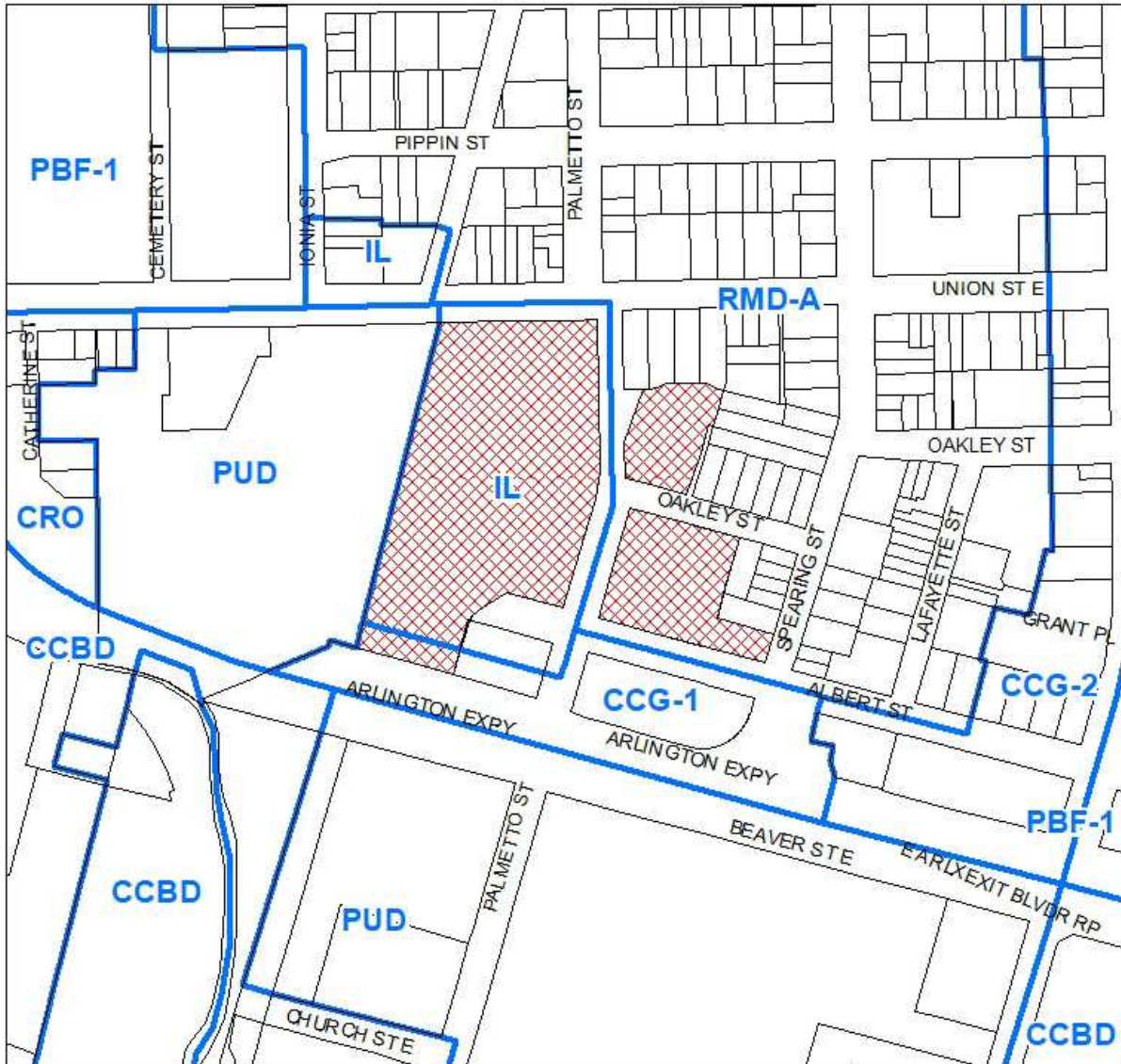
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2023-782** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

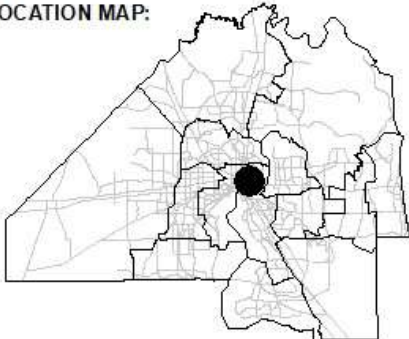
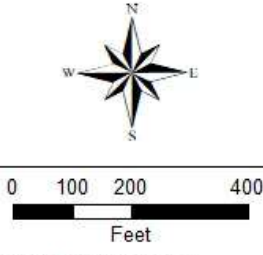
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2. A parking study showing that the proposed number of parking spaces will be sufficient for the proposed uses shall be submitted at the time of verification of substantial compliance for review and approval by the Transportation Planning Division.



Aerial view of subject properties.



<p>REQUEST SOUGHT:</p> <p>FROM: IL, RMD-A, & CCG-1</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>7</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2023-0782</p>	<p>TRACKING NUMBER</p> <p>T-2023-5099</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>