

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

June 23, 2022

The Honorable Terrance Freeman, 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.: 2022-397**

Dear Honorable Council President Freeman, 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**

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

Planning Commission Vote: 8-0

David Hacker, Chair Aye

Alex Moldovan, Vice Chair Aye

Ian Brown, Secretary Aye

Marshall Adkison Aye

Daniel Blanchard Aye

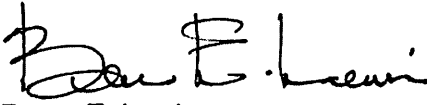
Jordan Elsbury Aye

Joshua Garrison Aye

 Jason Porter Aye

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

Sincerely,

A handwritten signature in black ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

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 2022-0397**

**JUNE 23, 2022**

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 2022-0397.

***Location:*** 2055 Mayport Road,  
Between Brazeale Lane and Bull Dairy Road

***Real Estate Number:*** 169459 0000

***Current Zoning District:*** Commercial Community/General-2 (CCG-2)

***Proposed Zoning District:*** Commercial Community/General-1 (CCG-1)

***Current Land Use Category:*** Community / General Commercial (CGC)

***Applicant/Agent:*** Fred Atwill  
Atwill LLC  
9001 Forest Acres Lane  
Jacksonville, FL 32234

***Owners:*** Jayesh Parag  
Mayport Lodging 3, Inc.  
2055 Mayport Road  
Jacksonville, Florida 32233

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance 2022-0397 seeks to rezone 0.79 acres of property from Commercial Community/General-2 (CCG-2) to Commercial Community/General-1 (CCG-1). The rezoning is being sought to develop the property with a 34 unit hotel. Due to the property's current configuration along with it abutting a residentially zoned lot, the applicant would be required to provide a 25 foot cross access drive along with a 25 foot buffer abutting the residential lot. By downzoning to CCG-1 these requirements would be less.

## STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

### *1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?*

Yes. The Planning and Development Department finds that the subject property is located in the 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 2030 Comprehensive Plan. Principal uses within the CGC land use category include uses such as, commercial retail sales and service establishments, restaurants, hotels and motels, multi-family dwellings, and filling stations. 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.

### *2. Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?*

Yes. The proposed rezoning furthers the following goals, objectives, and policies of the 2030 Comprehensive Plan:

**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.

The proposed rezoning will allow for the development of a vacant piece of property to be built out with commercial uses which will help sustain the viability of the surrounding area as a mixture of both commercial and industrial uses.

**Objective 3.1.3** Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

When the parcels are developed, an uncomplementary buffer consisting of a six foot tall, 85% visual screen and a tree every 25 feet will be required where adjacent to a residential use.

**Objective 3.2.2** The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

**Objective 3.2.4** The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

**3. Does the proposed rezoning conflict with any portion of the City's land use regulations?**

No. The proposed rezoning will not be in conflict with any portion of the City's land use regulations.

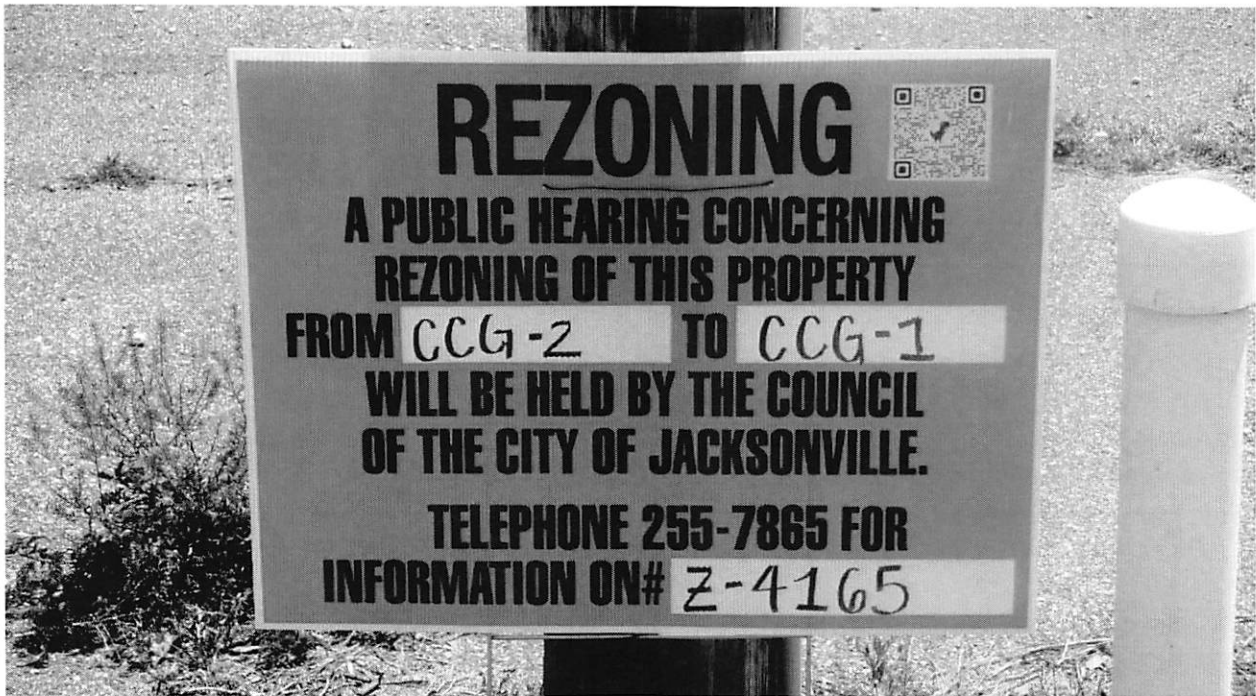
**SURROUNDING LAND USE AND ZONING**

The subject property is located along Normandy Boulevard which is comprised of a mix of industrial, commercial, and residential uses. The Surrounding Land Use and Zoning Categories are as followed:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	CGC	CCG-2	Hotel
East	MDR	RMD-A	Single family dwellings
South	CGC	CCG-2	Office
West	CGC	PUD 2013-0719	Vacant/Hotel

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on May 5, 2022 by the Planning and Development Department, 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 Ordinance 2022-0397 be APPROVED.



Source: Planning & Development Department, 05/5/2022  
Aerial view of the subject property.



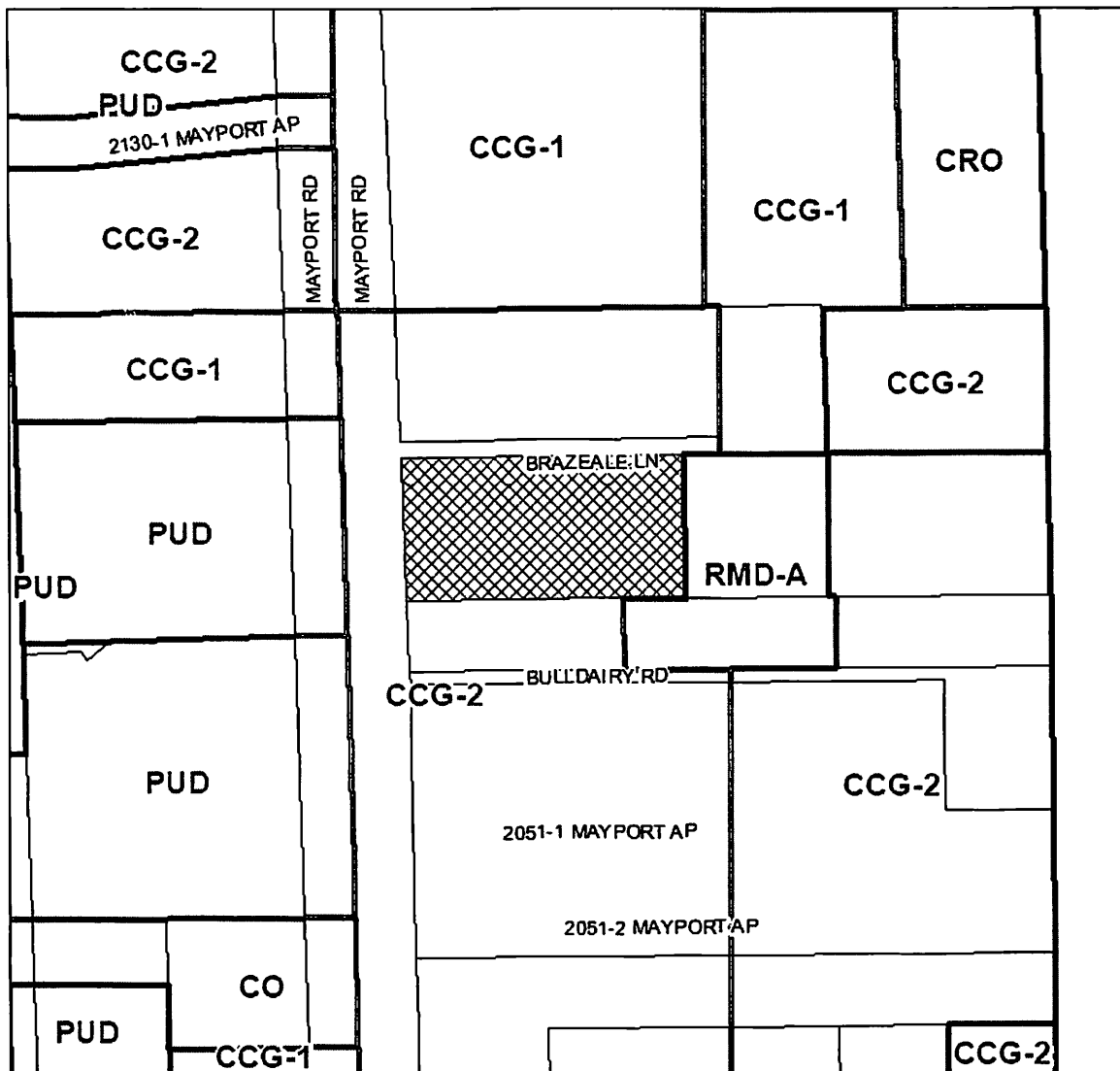
*Source: Planning & Development Department, 05/5/2022*

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



*Source: Planning & Development Department, 05/5/2022*

**View of the subject property and neighboring hotel, from Mayport Road.**

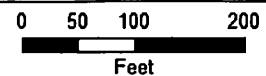
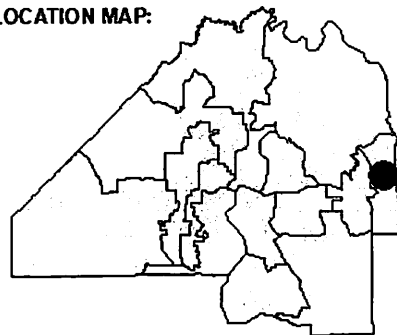


REQUEST SOUGHT:

FROM: CCG-2

TO: CCG-1

LOCATION MAP:



COUNCIL DISTRICT:

13

TRACKING NUMBER

T-2022-4165

EXHIBIT 2  
PAGE 1 OF 1



## Application For Rezoning To Conventional Zoning District

### Planning and Development Department Info

**Ordinance #**      **Staff Sign-Off/Date**      KPC / 04/21/2022  
**Filing Date**    N/A **Number of Signs to Post**    1  
**Hearing Dates:**  
**1st City Council**    N/A **Planning Commission**    N/A  
**Land Use & Zoning**    N/A **2nd City Council**      N/A  
**Neighborhood Association**    N/A  
**Neighborhood Action Plan/Corridor Study**    MAYPORT CORRIDOR NAP

### Application Info

**Tracking #**      4165                                      **Application Status**    SUFFICIENT  
**Date Started**    03/16/2022                                      **Date Submitted**      03/16/2022

### General Information On Applicant

**Last Name**                                      **First Name**                                      **Middle Name**  
 ATWILL    FRED  
**Company Name**  
 ATWILL LLC  
**Mailing Address**  
 9001 FOREST ACRES LANE  
**City**    **State**                                      **Zip Code**  
 JACKSONVILLE                                      FL                                      32234  
**Phone**                                      **Fax**                                      **Email**  
 9046108975                                      904                                      ATWILLFRED15@GMAIL.COM

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name**                                      **First Name**                                      **Middle Name**  
 PARAG    JAYESH  
**Company/Trust Name**  
 MAYPORT LODGING 3, INC.  
**Mailing Address**  
 2055 MAYPORT ROAD  
**City**    **State**                                      **Zip Code**  
 JACKSONVILLE                                      FL                                      32233  
**Phone**                                      **Fax**                                      **Email**  
 9042544405                                                                           JPARAG1@BELLSOUTH.NET

### Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)**

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 169459 0000	13	2	CCG-2	CCG-1

Ensure that RE# is a 10 digit number with a space (##### #)

**Existing Land Use Category**

CGC

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre)** 0.79

**Justification For Rezoning Application**

THE PROPOSED REZONING WILL AFFORD RELIEF FOR THE PROSPECTIVE 34 UNIT HOTEL FROM THE SITES EXISTING CCG-2 REQUIREMENTS MANDATING A 25 FT. CROSS ACCESS DRIVE BE ESTABLISHED ALONG THE WEST SIDE OF THE HOTEL PARALLEL TO MAYPORT ROAD, AND THAT A 25 FT. BUFFER BE MAINTAINED AT THE SE CORNER OF THE SITE WHERE IT ABUTS A RESIDENTIALLY ZONED PARCEL. WITHOUT THESE ASSUAGEMENTS THE PROJECT IS UNFEASIBLE DUE TO THE SMALL SIZE OF THE SUBJECT PARCEL; AN EXISTING HOTEL LIES IMMEDIATELY N ZONED CCG-1.

**Location Of Property**

**General Location**

ALONG THE EAST SIDE OF MAYPORT ROAD

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
2055	MAYPORT RD	32233

**Between Streets**

BRAZEALE LANE and BULL DAIRY ROAD

**Required Attachments For Formal, Complete application**

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

**Exhibit 1** : A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

**Exhibit A** : Property Ownership Affidavit – Notarized Letter(s).

**Exhibit B** : Agent Authorization - Notarized letter(s) designating the agent.

**Supplemental Information**

Supplemental Information items are submitted separately and not part of the formal application

- One copy of the Deeds to indicate proof of property ownership.

**Public Hearings And Posting Of Signs**

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF**

PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

**Application Certification**

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

**Filing Fee Information**

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof  
0.79 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee  
19 Notifications @ \$7.00 /each: \$133.00
- 4) Total Rezoning Application Cost: \$2,143.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

# ORDINANCE \_\_\_\_\_

## Legal Description

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### Parcels 1 and 2

That part of Government Lot One (1), Section Twenty-Five (25), Township One (1) South, Range Twenty-Five (25) East, lying East of King's Road, AND: That part of Fractional Section Thirty (30), Township One (1) South, Range Twenty-Six (26) East, lying West of the Western right-of-way of the Atlantic Coast Line Railway.

EXCEPTING therefrom those two parcels of land described in Deed Book 294, Page 291 and Deed Book 293, Page 386, current public records of Duval County, Florida.

LESS AND EXCEPT that part lying in Moncrief Road, a 100 ft public right of way as now platted.

BEING THE SAME PROPERTY DESCRIBED AS FOLLOWS:

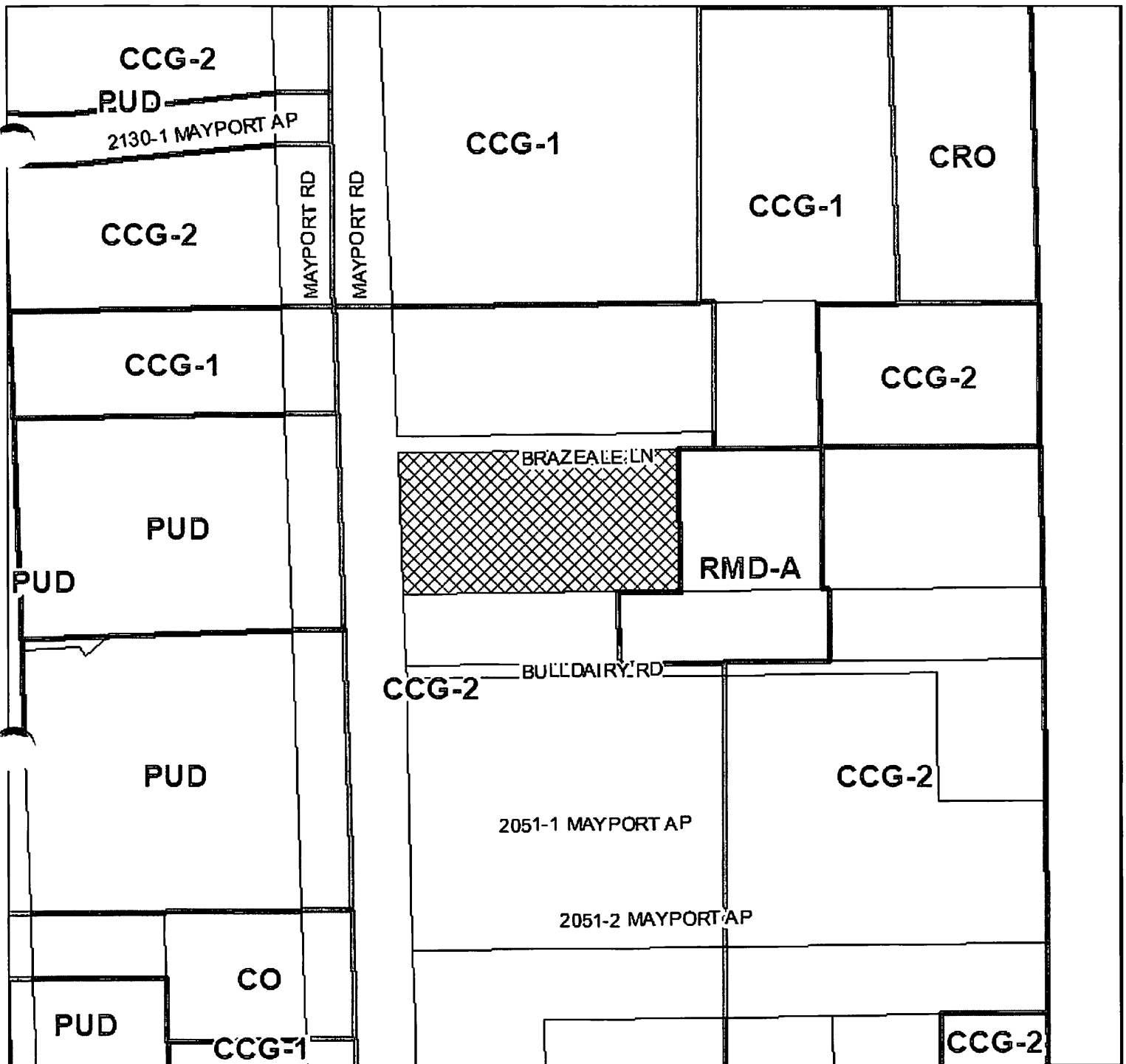
That part of Government Lot One (1), Section Twenty-five (25), Township One (1) South, Range Twenty-Five (25) East, lying East of King's Road, AND: That part of Fractional Section Thirty (30), Township One (1) South, Range Twenty-Six (26) East, lying West of the Western right-of-way of the Atlantic Coast Line Railway; LESS AND EXCEPT that certain 50' street described in Deed Book 294, page 291, and that certain 100' street described in Deed Book 293, Page 386, both of the current public records

### Parcel 3

Lots 4, 5, 6 and 7, Block 2, PERMENTER POINT, according to the plat thereof recorded in Plat Book 9, page 22, of the current public records of Duval County, Florida.

### Parcel 4

Tract 1, PERMENTER'S POINT NO. 2 as recorded in Plat Book 14, page 33, except that part in Deed Book 567, page 72, of the current public records of Duval County, Florida.

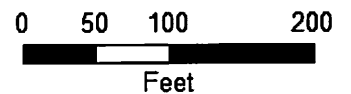
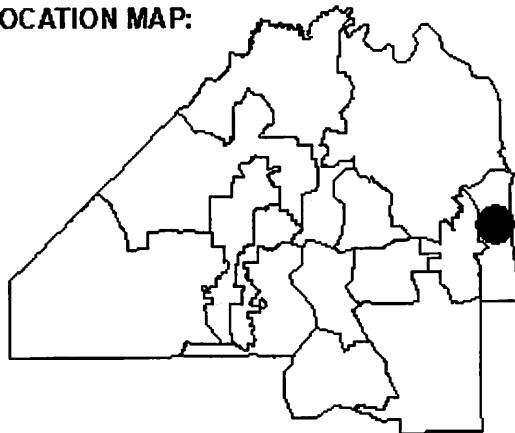


**REQUEST SOUGHT:**

**FROM: CCG-2**

**TO: CCG-1**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**13**

**TRACKING NUMBER**

**T-2022-4165**

**EXHIBIT 2  
PAGE 1 OF 1**



## Availability Letter

Fred Atwill

3/18/2022

Atwill LLC

9001 Forest Acres Lane

Jacksonville, Florida 32234

Project Name: Mayport Extended Stay Hotel

Availability #: 2022-1101

Attn: Fred Atwill

Thank you for your inquiry regarding the availability of Electric, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents.

### **Point of Connection:**

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

### **Main Extensions and/or Offsite Improvements:**

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

[https://www.jea.com/engineering\\_and\\_construction/water\\_and\\_wastewater\\_development/reference\\_materials/](https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/)

### **Reservation of Capacity:**

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

[https://www.jea.com/water\\_and\\_wastewater\\_development](https://www.jea.com/water_and_wastewater_development)

Sincerely,

Sigrid Duncan

duncsg2@jea.com

(4) 544-0371

Availability Number: 2022-1101

Request Received On: 3/15/2022

Availability Response: 3/18/2022

Prepared by: Sigrid Duncan

Expiration Date: 03/17/2024

### **Project Information**

Name: Mayport Extended Stay Hotel

Address: 2055 MAYPORT RD, JACKSONVILLE, FL 32233

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 3600

Parcel Number: 169459 0000

Location: East side of Mayport Road between Bull Dairy Road & Brazeale Lane

Description: Existing 1,440+/- Commercial Bldg to be removed at time of proposed Hotel construction; 36 Room Extended Stay Hotel proposed for site

### **Potable Water Connection**

Water Treatment Grid:

Connection Point #1:

Connection Point #2:

Water Special Conditions: JEA is not the service provider for this property. Contact Atlantic Beach Utilities.

### **Sewer Connection**

Sewer Grid:

Connection Point #1:

Connection Point #2:

Sewer Special Conditions: JEA is not the service provider for this property. Contact Atlantic Beach Utilities.

### **Reclaimed Water Connection**

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

Electric Availability:

Electric Special Conditions:

General Conditions:

**Subsequent steps you need  
to take to get service:**





CITY OF ATLANTIC BEACH  
UTILITIES DEPARTMENT  
902 ASSISI LANE  
JACKSONVILLE, FLORIDA 32233  
TELEPHONE: (904) 247-5886  
www.coab.us

March 16, 2022

Matt Phillips, PE  
Southeast Engineering and Design  
11235 St. Johns Industrial Pkwy N.  
Suite 4  
Jacksonville, FL 32246

RE: Water and Sewer Availability

RE#169459-0000  
2055 Mayport Road  
Atlantic Beach, Florida

Mr. Phillips:

This letter is to inform you that water and sewer facility capacity is available to serve the proposed commercial property at the above reference property through the City of Atlantic Beach Utilities.

The property currently has a force main to the east of the property, and a water main along Mayport Road, but plans for developing the area will require engineering submitted to the City of Atlantic Beach Utility Department. Should you have additional questions, feel free to call Troy Stephens, Utilities Director, at (904) 247-5886 or email [tstephens@coab.us](mailto:tstephens@coab.us).

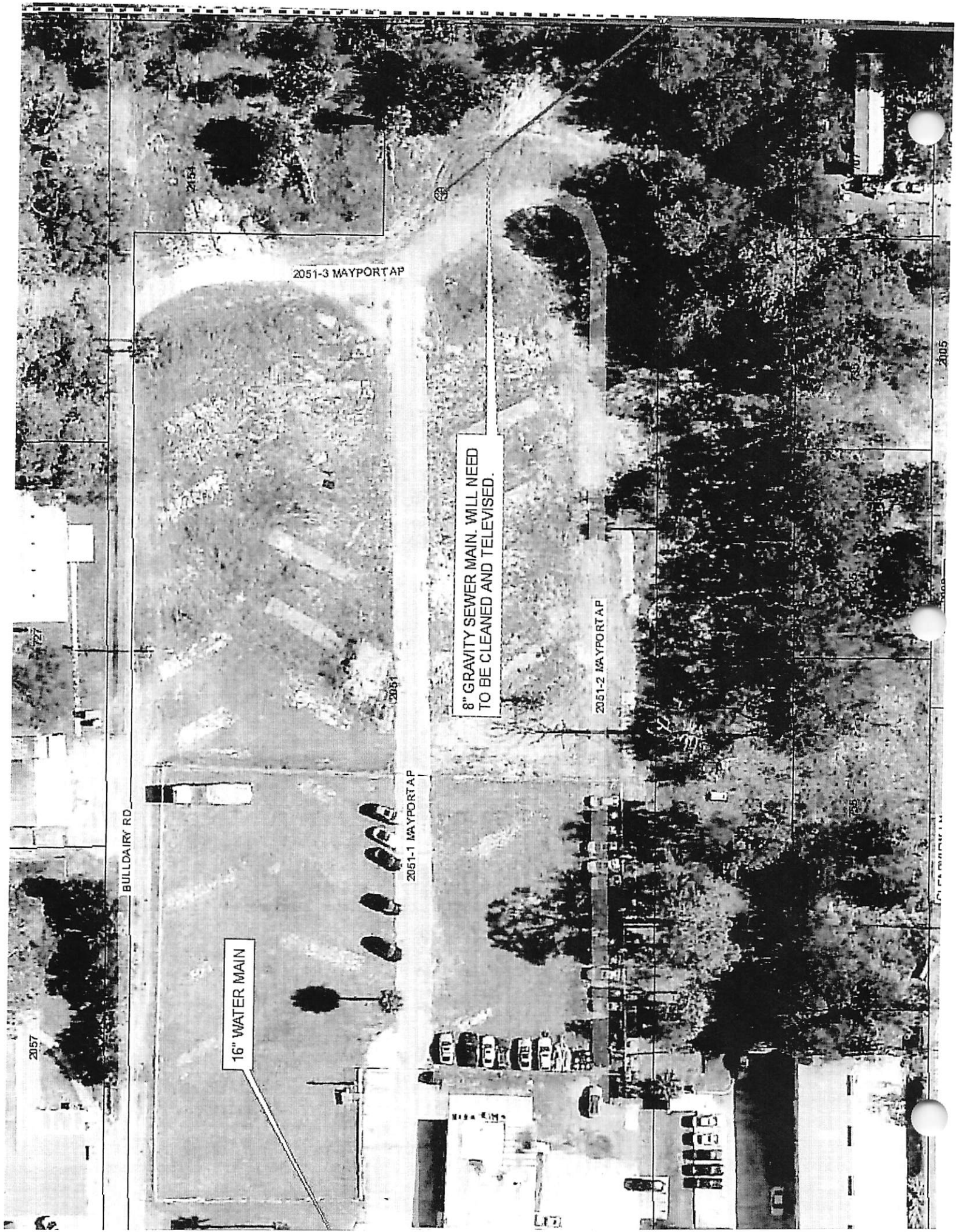
Sincerely,

*Troy Stephens*

Troy Stephens

Public Utilities Director

CC: Chris Walker, Distribution Director [cwalker@coab.us](mailto:cwalker@coab.us)



BULLDAIRY RD

2057

2055

2053

2051-3 MAYPORT AP

2051

2051-1 MAYPORT AP

2051-2 MAYPORT AP

16" WATER MAIN

8" GRAVITY SEWER MAIN. WILL NEED TO BE CLEANED AND TELEVISED.

2005

2005