



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
www.coj.net

November 9, 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.: 2023-708**

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 three speakers in opposition whose concerns were future intrusion of commercial uses, and traffic. There was little discussion among the Commissioners.

Planning Commission Vote: **9-0**

Charles Garrison, Chair	Aye
Lamonte Carter	Aye
Amy Yimin Fu	Aye
Julius Harden	Aye
Mone Holder	Aye
Ali Marar	Aye
Mark McGowan	Aye
Jack Meeks	Aye

Tina Meskel

Aye

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

Sincerely,

A handwritten signature in blue 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
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING 2023-0708

NOVEMBER 9, 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 **2023-0708**.

Location: 0 Atlantic Boulevard, between Sutton Lakes Boulevard and Kernan Boulevard

Real Estate Numbers: 165263 8310

Current Zoning: Planned Unit Development (PUD 1994-0704)
Residential Rural-Acre (RR-Acre)

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

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Community/General Commercial (CGC)

Planning District: Greater Arlington/ Beaches, District 2

Applicant / Agent: Blair Knighting
Kimley Horn and Associates, Inc.
12740 Gran Bay Parkway West, Suite 2350
Jacksonville, FL 32258

Owner: Michael Herzberg
Atlantic North Land Trust
1 Sleiman Parkway Suite 270
Jacksonville, FL 32216

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning **2023-0708** seeks to rezone approximately 3.44 acres of land currently zoned Residential Rural-Acre (RR-Acre) & Planned Unit Development (PUD 1994-0704) to Commercial Community/General-1 (CCG-1). The subject property is a vacant parcel located along the south side of Atlantic Boulevard, and is approximately 0.75 miles west of Kernan Boulevard.

The applicant is requesting to rezone the vacant parcel to CCG-1 in order to permit commercial uses that are compatible with the existing commercial uses to the north. There will be sufficient open space and stormwater retention to the west and east to buffer the proposed use from the abutting residential neighborhoods.

There is a companion Land Use Amendment, L-5848-23C (2023-0707) to amend the land use category from LDR to CGC to be compatible with the requested CCG-1 zoning district and with the surrounding area.

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 2045 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 2045 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. *Is the proposed rezoning consistent with the 2045 Comprehensive Plan?*

Yes. Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods to reduce the number of Vehicle Miles Traveled. CGC also allows for multi-family residential at densities up to 20 units per acre in the Suburban Area. 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.

The proposed CCG-1 rezoning is consistent with the proposed CGC land use category.

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

Yes. This rezoning is supported by the following Objectives and Policies of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan:

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.

The subject property is a vacant lot located along Atlantic Boulevard, a principal arterial roadway, which has existing utilities and infrastructure in place for the proposed rezoning.

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.

The proposed rezoning would permit a new commercial use along Atlantic Boulevard, a principal arterial roadway, which helps to promote a well-balanced and organized combination of uses. The neighboring residential properties will be protected by the ample open space and stormwater retention buffers between the residences and proposed commercial use.

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

No. It is the opinion of the Planning and Development Department that the proposed rezoning will not be in conflict with any portion of the City's land use regulations. The proposed zoning district would be compatible with the commercial properties located to the north. There will be sufficient open space to the west and east of the subject property to buffer the neighboring residential subdivisions.

SURROUNDING LAND USE AND ZONING

The subject properties are located on the southern portion of Atlantic Boulevard, approximately 0.75 miles west of Kernan Boulevard. Many of the properties located north of the subject site are zoned as PUDs intended for various commercial uses. The properties to the west and east have been approved for stormwater retention ponds, known as the South Atlantic Ponds Drainage Project. The surrounding uses, land uses, and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	CGC	PUD 2018-0701	Vacant, future AutoNation USA
East	LDR	RR-Acre	Vacant, single family dwellings
South	LDR	RR-Acre/PUD 1994-0704	Vacant
West	LDR	PUD 1994-0704	Vacant, single family dwellings

SUPPLEMENTARY INFORMATION

The applicant provided proof on October 23, 2023 that the required Notice of Public Hearings signs were posted. However, upon visual inspection of the subject property on November 2, 2023 by the Planning and Development Department, the Notice of Public Hearing signs were no longer posted. Staff has reached out to the applicant to have the signs reposted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2023-0708** be **APPROVED**.



Source: Planning and Development Department, 11/2/2023

View of the proposed South Atlantic Ponds Drainage Project, located to the east and west of the subject property.



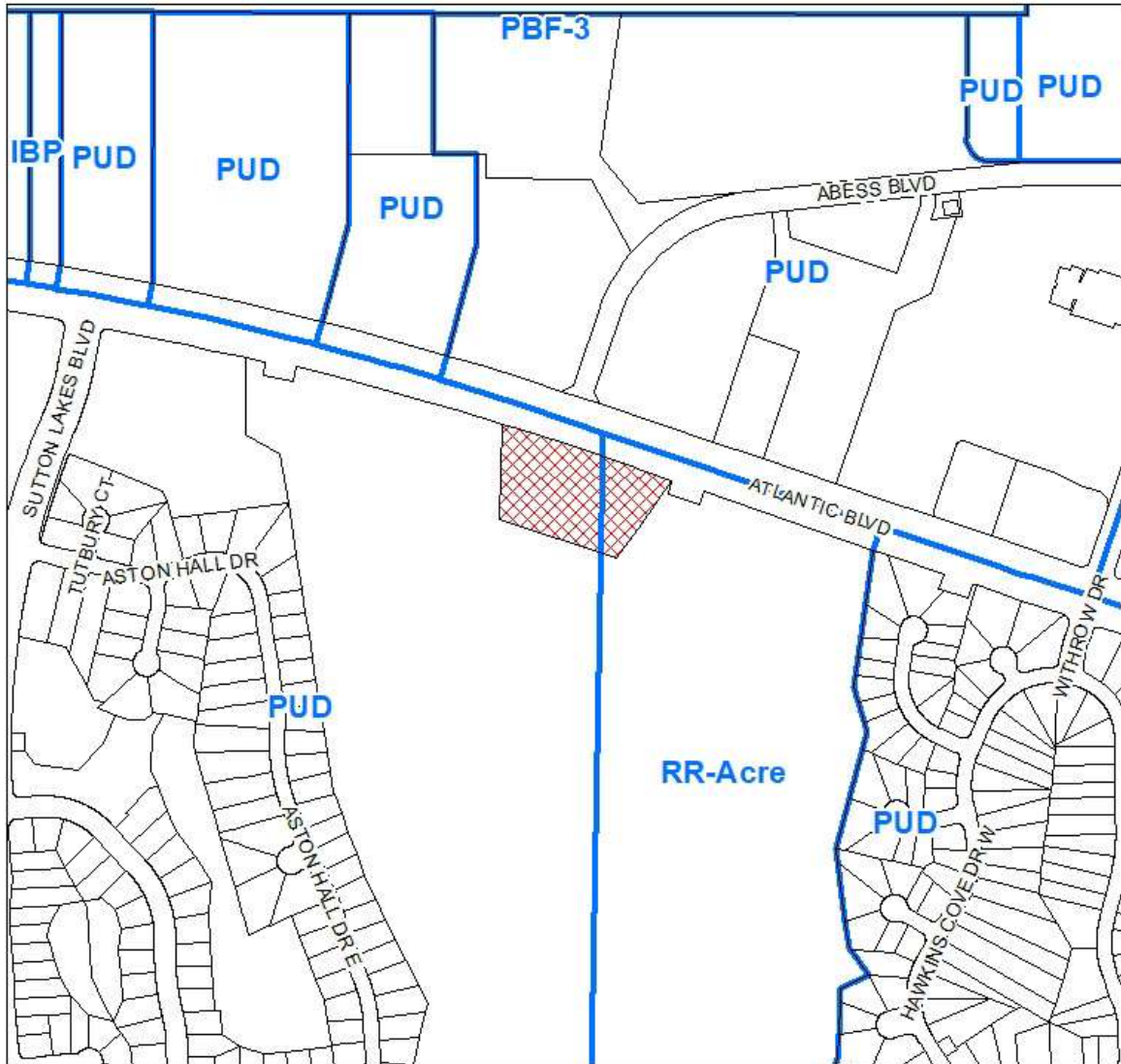
Source: Planning and Development Department, 11/2/2023

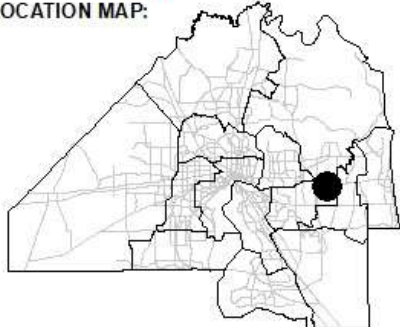

View of the future AutoNation USA dealership, located north of the subject property.



Source: Planning and Development Department, 11/2/2023

View of the Tesla dealership, located north of the subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE & PUD</p> <p>TO: CCG-1</p>	<p>LOCATION MAP:</p> 	 <p>0 180 360 720 Feet</p>
<p>ORDINANCE NUMBER ORD-2023-0708</p>	<p>TRACKING NUMBER T-2023-5053</p>	<p>COUNCIL DISTRICT: 3</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>