

4. **The hours of operation for all businesses shall be from 7 a.m. to 7 p.m. on Monday through Friday, and from 8 a.m. to 6 p.m. on Saturday and Sunday.**
5. **Cosmetology uses are limited to five stations**
6. **The building color scheme shall consist of an unpainted coquina exterior complemented with a dark colored shingle roof with matching painted wooden trim.**
7. **A 100% opaque visual screen shall be provided and maintained for any dumpster located on the property.**
8. **The existing structure shall be exempt from setback standards.**
9. **The monument sign currently located on the property is permitted to continue in association with the initial uses permitted and developed under the PUD. Any subsequent uses shall be restricted to wall signage only, consistent with part 13 of the Zoning Code and the Greater Arlington Neighborhood Action Plan.**

Planning Department conditions:

1. **Development shall proceed in accordance with the Traffic Engineering Division Memorandum dated August 3, 2023, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.**
2. **The site identification sign shall be monument style, shall not exceed ten feet in height, and is otherwise subject to the requirements of the Commercial Office Zoning District.**
3. **The development shall comply with Part 12 of the Zoning Code (Landscape and Tree Protection Regulations) and shall adhere to the landscape standards of the Rogero Road Town Center Initiative, or as otherwise noted by the written description and site plan, and approved by the Planning and Development Department.**
4. **The hours of operation for all businesses shall be from 7 a.m. to 7 p.m. on Monday through Friday, and from 8 a.m. to 6 p.m. on Saturday and Sunday.**
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8. **The existing structure shall be exempt from setback standards.**
9. **The monument sign currently located on the property is permitted to continue in association with the initial uses permitted and developed under the PUD. Any subsequent uses shall be restricted to wall signage only, consistent with part 13 of the Zoning Code and the Greater Arlington Neighborhood Action Plan.**

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:	5-0
Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Absent
Marshall Adkison	Absent
Daniel Blanchard	Aye
David Hacker	Aye

Morgan Roberts

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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(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2023-0423 TO
PLANNED UNIT DEVELOPMENT

AUGUST 17, 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 **2023-0423** to Planned Unit Development.

<i>Location:</i>	1461 Rogero Road
Real Estate Number(s):	141632-0000; 141633-0010
<i>Current Zoning District:</i>	Commercial Office (CO) Planned Unit Development (PUD)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Community General Commercial (CGC)
<i>Planning District:</i>	Greater Arlington/Beaches, District 2
<i>Applicant/Agent:</i>	Delmas Harper Poise, Inc 1461 Rogero Road Jacksonville, Florida. 32211
<i>Owner:</i>	Harper and Associates Real Estates, LLC 1461 Rogero Road Jacksonville, Florida. 32211
<i>Staff Recommendation:</i>	APPROVE WITH CONDITIONS

GENERAL INFORMATION

Application for Planned Unit Development **2023-0423** seeks to rezone approximately 0.25 acres of land from PUD and CO to PUD. The rezoning to PUD is being sought allow for a use of a daycare on a site that has been developed with a residential structure since 1953. The existing PUD allowed for most of the uses found under the Commercial Office Zoning District, however did not include the daycare use.

The existing PUD was approved with the following conditions:

a.) Development shall proceed in accordance with the Traffic Engineering Division Memorandum dated October 3, 2007, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.

b.) The site identification sign shall be monument style, shall not exceed ten feet in height, and is otherwise subject to the requirements of the Commercial Office Zoning District.

c.) The development shall comply with Part 12 of the Zoning Code (Landscape and Tree Protection Regulations) and shall adhere to the landscape standards of the Rogero Road Town Center Initiative, or as otherwise noted by the written description and site plan, and approved by the Planning and Development Department.

d.) The hours of operation for all businesses shall be from 7 a.m. to 7 p.m. on Monday through Friday, and from 8 a.m. to 6 p.m. on Saturday and Sunday.

e.) Cosmetology uses are limited to five stations, and residential uses are limited to single family only.

f.) The building color scheme shall consist of an unpainted coquina exterior complemented with a dark colored shingle roof with matching painted wooden trim.

g.) A 100% opaque visual screen shall be provided and maintained for any dumpster located on the property.

h.) The existing structure shall be exempt from setback standards.

i.) The monument sign currently located on the property is permitted to continue in association with the initial uses permitted and developed under the PUD. Any subsequent uses shall be restricted to wall signage only, consistent with part 13 of the Zoning Code and the Greater Arlington Neighborhood Action Plan.

Planning and Development Staff has reviewed the previous conditions and is recommending that all the conditions continue with the PUD except the following:

- 1.) Amend condition (a) to reflect the comments of the memorandums from 2023.
- 2.) Amend condition (e) to remove the residential language as no residential uses are allowed in the new 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 zoning request is for an extension to a PUD zone to include another vacant parcel south of the existing PUD, as well as adding daycare services to the allowed list of uses of the existing PUD.

The 0.25 acre site is located on the east side of Rogero Road, a collector roadway, just north of the intersection with S. Brandemere Road South, an unclassified roadway.

The site is in the Community/ General Commercial (CGC) land use category and within the Urban Area. CGC in the Urban area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Day care centers are permitted as secondary uses under the CGC land use category.

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

Yes. The 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, 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.

(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 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): Community General Commercial (CGC).

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:

(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 commercial development.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The streetscape: The proposed daycare facility will have driveway access from both the Rogero Road and Brandemere Road North Right of Ways

The treatment of pedestrian ways: The Subject site currently has sidewalks abutting its north and west boundaries, these existing sidewalks, and the vehicle use area will serve as the pedestrian walkways for the proposed use.

The use and variety of building setback lines, separations, and buffering: The existing structure is the only shown structure on the site plan. The structure was built in 1953, and will retain its existing setbacks from the time of its construction.

The form of ownership proposed for various uses: The proposed use will be under a single owner.

(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 an area which is primarily residential, with some office uses mixed in along Rogero Road. The proposed use of a Daycare, as well as the other uses which are allowed today, will serve the surrounding residential area.

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	CGC	CO	Single Family
South	CGC	CO	Single Family
East	LDR	RLD-60	Single Family
West	CGC	CO	Office

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category and is a Commercial Development. The PUD is appropriate at this location because it will support the existing offices, service establishments and hospital in 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 proposed daycare use will serve the surrounding residential neighborhood as a place for the neighborhood Children to go throughout the day.

The existing residential density and intensity of use of surrounding lands: The surrounding residential neighborhood is fully developed under the LDR Land Use Category and the RLD-60 Zoning District. The RLD-60 Zoning district allows for Single Family Homes to be built on 6,000 square foot lots at a maximum density of 7 units per acre.

The amount and size of open spaces, plazas, common areas and recreation areas: A playground is required with a Daycare facility, and will be used as the project recreation and open space.

The existence and treatment of any environmental hazards to the proposed PUD property or surrounding lands: No environmental hazards are expected with the PUD.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The property abuts Rogero Road, which is a collector roadway. Additionally, the subject site is located in a school zone which is equipped with flashing lights and a 15mph speed limit during drop off and pick up times.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area for the use.

(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 “Wetlands will be permitted according to local, state and federal 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. The written description does state that there is enough room for 8 spaces and will include a handicapped spot.

(11) Sidewalks, trails, and bikeways

Pedestrian access is supported with the existing concrete walkways as designated in the site plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on August 9, 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 **2023-0423** be **APPROVED with the following exhibits:**

The original legal description dated: December 5, 2023

The original written description dated: April 10, 2023

The original site plan dated: April 13, 2023

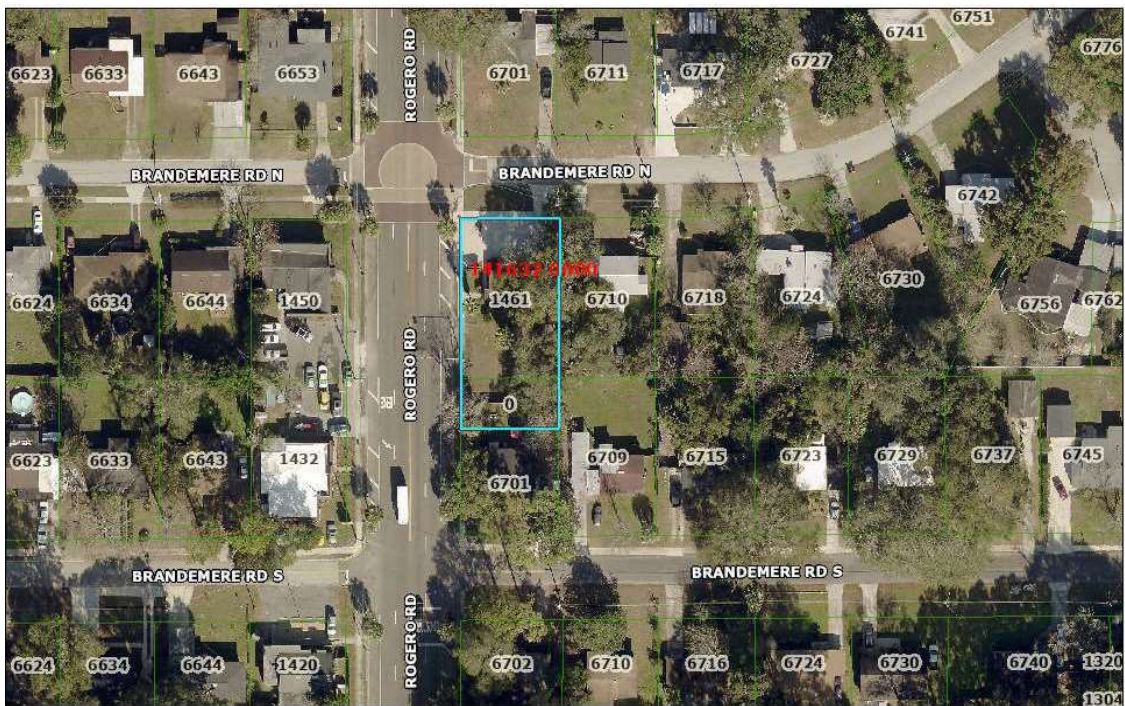
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2023-0423** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

- 1.) Development shall proceed in accordance with the Traffic Engineering Division Memorandum dated August 3, 2023, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.
- 2.) The site identification sign shall be monument style, shall not exceed ten feet in height, and is otherwise subject to the requirements of the Commercial Office Zoning District.
- 3.) The development shall comply with Part 12 of the Zoning Code (Landscape and Tree Protection Regulations) and shall adhere to the landscape standards of the Rogero Road Town Center Initiative, or as otherwise noted by the written description and site plan, and approved by the Planning and Development Department.
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7.) A 100% opaque visual screen shall be provided and maintained for any dumpster located on the property.

8.) The existing structure shall be exempt from setback standards.

9.) The monument sign currently located on the property is permitted to continue in association with the initial uses permitted and developed under the PUD. Any subsequent uses shall be restricted to wall signage only, consistent with part 13 of the Zoning Code and the Greater Arlington Neighborhood Action Plan.



Aerial View

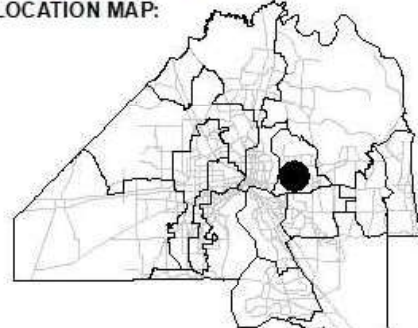
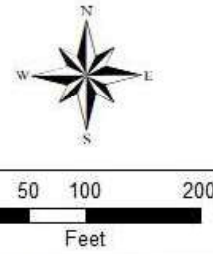


View of the Subject Site from Rogero Road



View of the Subject Site from Brandemere Road N



<p>REQUEST SOUGHT:</p> <p>FROM: CO & PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>1</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2023-0423</p>	<p>TRACKING NUMBER</p> <p>T-2022-4678</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Legal Map