

City of Jacksonville, Florida

Donna Deegan, Mayor

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

October 5, 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.: 2023-594

Application for: Belfort Creek 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**

This rezoning is subject to the following exhibits:

- 1. The original legal description dated June 20, 2023.**
- 2. The original written description dated August 7, 2023.**
- 3. The original site plan dated August 8, 2023.**

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions: **None**

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. If the development will be gated, the gates shall be located so that vehicles queuing at the gates will never extend to the travel lanes of Salisbury Road.**

3. Pursuant to Policy 4.1.4 of the Transportation Element of the 2045 Comprehensive Plan, an ADA compliant sidewalk shall be required on the frontage of Salisbury Rd and shall connect to the existing sidewalk North of Dogwood Park.
4. Pursuant to Sec 656.608 of the Zoning Code bicycle parking shall be provided at a rate of 0.125 spaces on-site per bedroom and individual garages shall be credited 2 bedrooms per bay.

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition The Commissioners were concerned about the loss of industrial land to residential.

Planning Commission Vote:	7-0
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Absent
Marshall Adkison	Aye
Daniel Blanchard	Aye
Charles Garrison	Aye
David Hacker	Aye
Jack Meeks	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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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2023-594 TO
PLANNED UNIT DEVELOPMENT

OCTOBER 5, 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 **2023-594** to Planned Unit Development.

Location: 7447 Salisbury Road between Belfort Road and the terminus of Salisbury Road

Real Estate Number(s): 152578-0000, 152578-0010

Current Zoning District(s): Industrial Light (IL)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Light Industrial (LI)

Proposed Land Use Category: Medium Density Residential (MDR)
Conservation (CSV)

Planning District: Southeast, District 3

Applicant/Agent: Wyman Duggan, Esq.
Rogers Towers, PA
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owner: Cypress Plaza Properties, Inc.
3265 Front Road
Jacksonville Florida 32257

Allstate Electrical Contractors, Inc.
PO Box 550617
Jacksonville, Florida 32255

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2023-594 seeks to rezone approximately 39.21 acres of land from industrial Light (IL) to PUD. The rezoning to PUD is being sought to allow a maximum of 640 multi-family dwelling units.

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. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5844-23C (Ordinance 2023-593) that seeks to amend the portion of the site that is within the Light Industrial (LI) land use category to Medium Density Residential (MDR) and Conservation (CSV). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5844-23C 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.

(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 and enjoyment 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 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.9 Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site-specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Traffic impacts
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout

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.

Policy 3.1.5 The City shall provide opportunities for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

(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 category as identified in the Future Land Use Map series (FLUMs): Light Industrial (LI). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map

Series L-5844-23C (Ordinance 2023-593) that seeks to amend the portion of land that is within the Light Industrial (LI) land use category to Medium Density Residential (MDR) and Conservation (CSV). 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 640 multi-family dwelling units. 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 show one point of ingress/egress street frontage.
- The use and variety of building groupings: The site plan shows 12 buildings grouped around a central retention pond with parking along the outside. The variation of building sizes will add visual interest.

(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 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	BP	IBP PUD (07-512)	Vocational school Dog park
South	LI	IL	Industrial/commercial uses, plant nursery
East	MDR	RMD-A	Wetlands
West	LI	PUD (22-143)	Interstate 95,

(6) Intensity of Development

The proposed development is consistent with the Medium Density Residential (MDR) functional land use category for a maximum of 640 multi-family dwelling units. The PUD is appropriate at this location because it will offer alternative housing for the area.

- The availability and location of utility services and public facilities and services: The development will be served by JEA water and sewer.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed development is
 - 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, the Chief of the Transportation Division and the traffic reviewer from Development Services
 - Sidewalk shall be provided on the entire Salisbury Road frontage and shall connect to the existing sidewalk immediately to the north of Dogwood Park.
 - If the development will be gated, the gates shall be located so that vehicles queuing at the gates will never extend to the travel lanes of Salisbury Road.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of recreation area at 150 square feet per unit.

(8) Impact on wetlands

Review of the City’s GIS data indicates the potential existence of approximately 14.12 acres of Category II wetlands on the subject site. The wetlands are located on the eastern portion of the site and associated with a floodway that runs north-south.

(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 parking at 1.35 spaces per unit with allowances that up to 30% may be compact spaces. The applicant's site plan notes a deviation from the code "bicycle parking is provided at 2% of required parking". **Staff is recommending that bicycle parking shall be provided at a rate of 0.125 spaces on-site per bedroom and individual garages shall be credited 2 bedrooms per bay.** The applicant is requesting a reduction in parking and reduction in bicycle parking. It is logical that a reduction in parking will result in an increase in bicycles as residents need an alternative form of transportation.

(11) Sidewalks, trails, and bikeways

The applicant requests a deviation from the Zoning Code and the 2045 Comprehensive Plan requiring external sidewalks along Salisbury Road. Pursuant to Policy 4.1.4 of the Transportation Element of the 2045 Comprehensive Plan. **Staff recommends a condition that an ADA compliant sidewalk shall be required on the frontage of Salisbury Rd and shall connect to the existing sidewalk North of Dogwood Park.** Again, the proposed reduction in parking without This condition is in companion that a reduction in parking

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on September 22, 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 **2023-594** be **APPROVED with the following exhibits:**

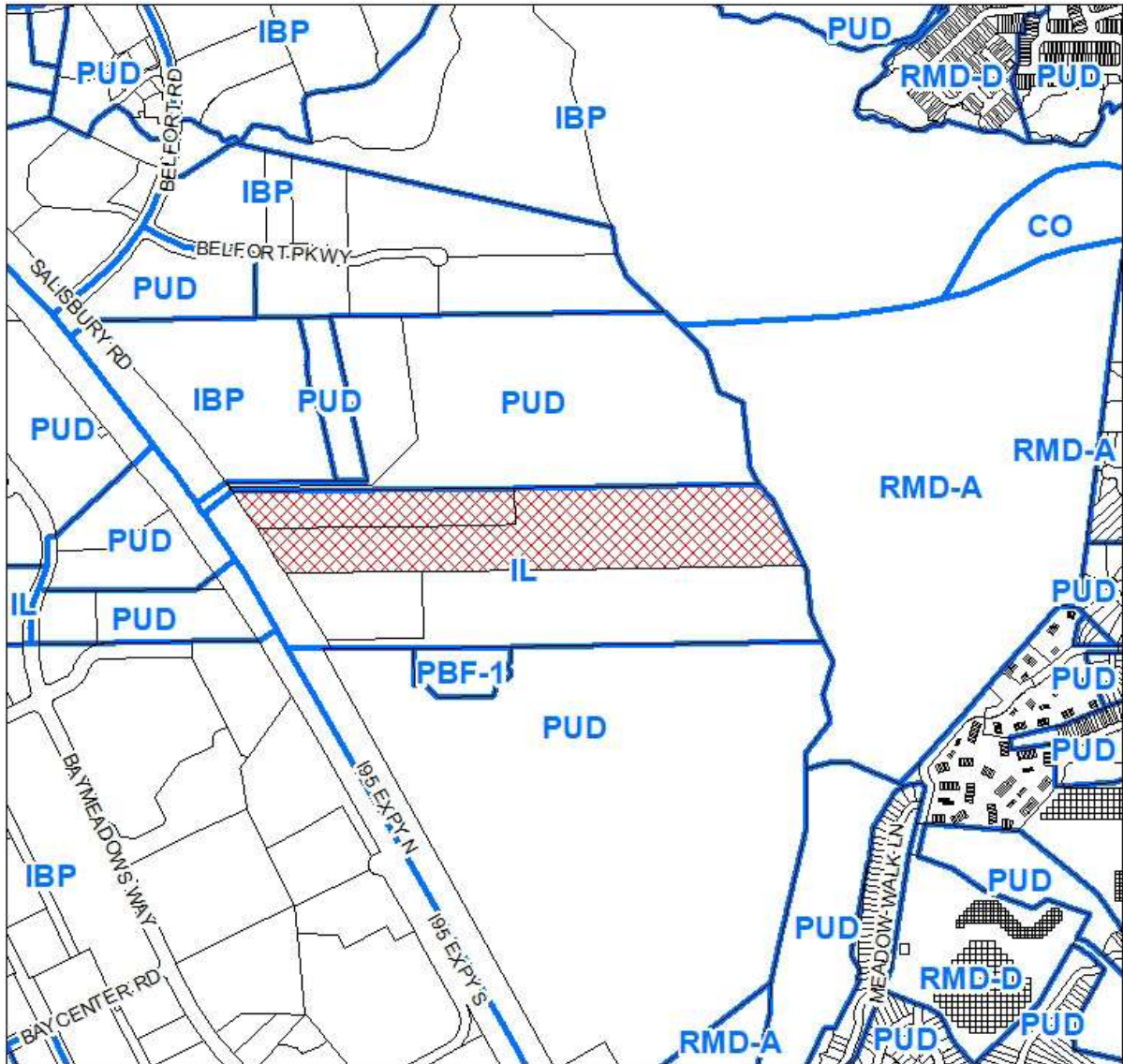
1. The original legal description dated June 20, 2023.
2. The original written description dated August 7, 2023.
3. The original site plan dated August 8, 2023.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2023-594** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

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.
1. If the development will be gated, the gates shall be located so that vehicles queuing at the gates will never extend to the travel lanes of Salisbury Road.
2. Pursuant to Policy 4.1.4 of the Transportation Element of the 2045 Comprehensive Plan, an ADA compliant sidewalk shall be required on the frontage of Salisbury Rd and shall connect to the existing sidewalk North of Dogwood Park.
3. Pursuant to Sec 656.608 of the Zoning Code bicycle parking shall be provided at a rate of 0.125 spaces on-site per bedroom and individual garages shall be credited 2 bedrooms per bay.



Aerial view of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: IL</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 350 700 1,400 Feet</p>
<p>ORDINANCE NUMBER ORD-2023-0594</p>	<p>TRACKING NUMBER T-2023-5032</p>	<p>COUNCIL DISTRICT: 11</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>