

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

August 17, 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.: 2023-424 **Application for: Timuquana Road 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 Condition**

Planning Commission Recommendation: **Approve with Condition**

This rezoning is subject to the following exhibits:

- 1. The original legal description dated March 20, 2023**
- 2. The original written description dated March 20, 2023**
- 3. The original site plan dated January 25, 2023.**

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

- 1.) Development of the property shall proceed in accordance with Part 10 of the Zoning Code. Only the uses that comply with Part 10 of the Zoning Codes under the APZ-2 Regulations shall be permissible.**

Planning Department conditions:

- 1.) Development of the property shall proceed in accordance with Part 10 of the Zoning Code. Only the uses that comply with Part 10 of the Zoning Codes under the APZ-2 Regulations shall be permissible.**

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
214 North Hogan Street, Suite 300
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2023-0424 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 **2023-0424** to Planned Unit Development.

Location: 5581, 5551, 0 Timuquana Road
Between Seaboard Avenue and Catoma Street

Real Estate Numbers: 103110-0000; 103111-0000; 103099-0020; 103098-0000; 103100-0000

Current Zoning Districts: Planned Unit Development (PUD) 2001-0265
Planned Unit Development (PUD) 2007-0261

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Southwest, District 4

Applicant/Agent: Cyndy Trimmer, Esq.
Driver, McAfee, Hawthorne and Diebenow, PLLC
1 Independent Drive, Suite 1200
Jacksonville, FL 32202

Owner: Paul Kassab
Paul Jean-Marie Kassab Revocable Living Trust
3941 Laurel Street
St. Augustine, FL 32084

Staff Recommendation: **APPROVE with CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2023-0424** seeks to rezone approximately 7.10± acres of land from two Planned Unit Developments (PUD) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for the outdoor storage of RV's and Boat Storage. The majority of the subject site is located within the Accident Potential Zone-2 of the Naval Air Station

Jacksonville, all proposed uses within the PUD are subject to the Part 10 regulations of the Zoning Codes.

The previous PUD's were approved with the following conditions:

2001-0265

- a.) The number of driveways shall not exceed two (2) on Timuquana Road or otherwise as approved by the Florida Department of Transportation (FDOT)
- b.) All Signs shall meet the following standards:
 - 1.) Sign height shall not exceed twenty (20) feet
 - 2.) The signs for parcel "B" shall be limited a maximum square footage of two hundred (200) square feet.
 - 3.) All street signs shall be monument signs
 - 4.) The signs for parcels "A" and "C" shall be limited to a maximum aggregate square footage of one hundred fifty (150) square feet combined
- c.) An eight (8) foot high fence shall be installed along all uncomplimentary land uses per section 656.1217 of the Zoning Code.
- d.) A pervious material shall be installed on the unimproved loading/ unloading zone located along 10rd street.
- e.) Only the permitted uses specified in Composite Exhibit G shall be allowable uses as a matter of right within this PUD District. Permissible uses by zoning exception are allowable only upon obtaining a zoning exception, pursuant to section 656.131 of the Zoning Code.

2007-0261

- a.) Development shall proceed in accordance with the Traffic Engineering Division Memorandum dated March 26, 2007, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.
- b.) Development of the property shall proceed in accordance with Part 10 of the Zoning Code.
- c.) There shall be a twenty-five foot building setback along the north property line.

Planning and Development Staff has reviewed the previous conditions and believes that the majority of the conditions have been addressed in the new Written Description. However, conditions 2007-0261(b.) shall still apply with the proposed 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.

(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?

Yes. The subject site is 7.10 acres and is located at 5551 and 5581 Timuquana Road (SR 134), a state road, in Planning District 4, Council District 9 and in the Urban Development Area. According to the City's Functional Highways Classification Map Timuquana Road (SR 134) is a minor arterial roadway.

Community/General Commercial (CGC) in the Urban Development Area 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 in order to reduce the number of Vehicle Miles Traveled.

The proposed commercial and other uses in the PUD written description are permitted in the CGC land use category. The subject site's proposed personal property RV and boat storage facility is permitted as a secondary uses in the CGC land use category in the Urban Development Area. ***However, several uses listed in the written description are not permitted in the APZ2 zone as per 656 Part 10. They must be removed for consistency with the 2045 Comprehensive Plan.**

(B) 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:

Policy 1.2.8

Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:

- a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
- b. Each lot is a minimum of 1/2 acre unsubmerged property.
- c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

Policy 3.1.2

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.

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.

Airport Environment Zone

The site is located within the 150 foot Height and Hazard Zone for the Naval Air Station Jacksonville (NAS-Jax). Zoning will limit development to a maximum height of 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Objective 2.6

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities in accordance with the requirements of Section 163.3177, F.S.

APZ Zone

Approximately 5.94 acres of the site is within the Accident Potential Zone-2 (APZ-2). As such this area is within the Military Influence Zone for the Naval Air Station Jacksonville (NAS-Jax). Future Land Use Element Policy 2.6.1 through 2.6.17 include limitations for use, development density and intensity, disclosure, and noise attenuation.

(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 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): Community General Commercial (CGC).

(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). The agent/owner will be required to submit a Mobility application & a CRC application to the Concurrency Office's.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to permit commercial development.

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposal Planned Unit Development shall be based on the following factors:

The treatment of pedestrian ways: Sidewalks shall be provided as required in the 2045 Comprehensive Plan.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: There is no open space or recreational areas within this PUD as it is a commercial development.

The use of existing and proposed landscaping: Landscaping and tree protection shall be provided in accordance with Ordinance Code, Chapter 656, Part 12. A minimum eight foot fence shall be provided for any use that requires uncomplimentary land use buffers with abutting parcels.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Timuquana Road. Comments from Traffic & Engineering include:

- Timuquana Road is owned by FDOT. Permitting for access shall be through FDOT.

(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 along Timuquana Road which is a commercial corridor on the Westside of the City. Residential properties are located north (RLD-60) and east (RMD-D) of the subject site, while commercial properties are found on the west, and south sides of the subject site.

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	LDR	RLD-60	Single-Family Dwellings
South	CGC	CCG-1/PUD	Shopping Center/ Nbhd
East	MDR	RMD-D	Vacant / Former Mobile Home Park
West	CGC	CO/CCG-1	Store/ Retail / Shopping Center

(6) Intensity of Development

The PUD is appropriate at this location because it is consistent with the surrounding uses and Land Use Categories.

(7) Usable open spaces plazas, recreation areas.

Recreation and open space shall be provided as required by the 2045 Comprehensive Plan

(8) Impact on wetlands

Review of City data does not indicate the potential existence of wetlands on the subject site. The Written Description does state that any development which would impact wetlands will be permitted in accordance with 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.

Parking and Loading Spaces will be provided pursuant to Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

Sidewalks shall be provided as required in the 2045 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on **August 2, 2023** to the Planning and Development Department, that the 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 **2023-0424** be **APPROVED with the following exhibits:**

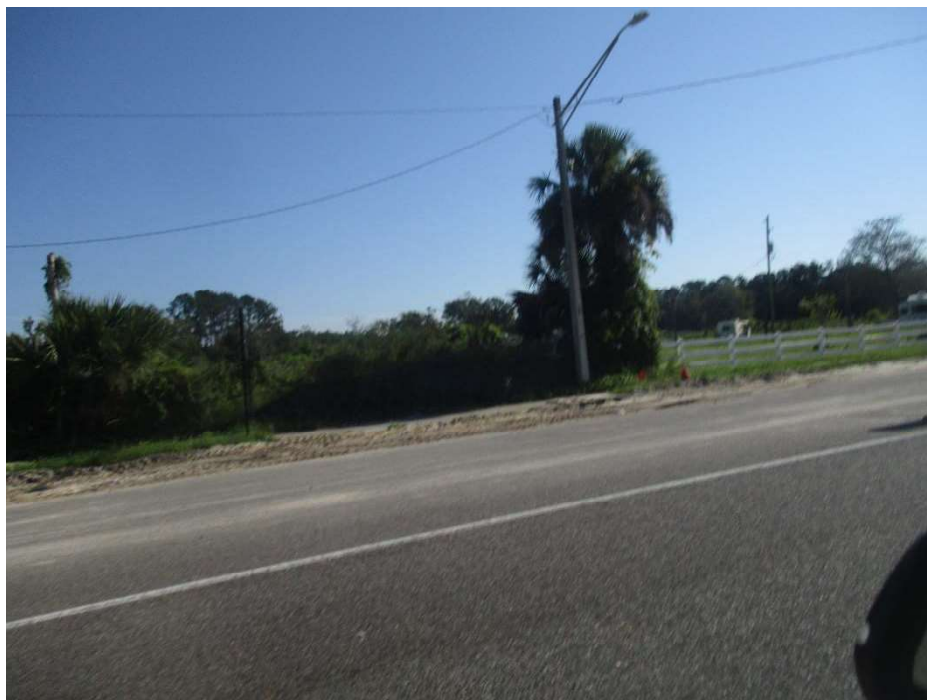
- 1. The original legal description dated March 20, 2023**
- 2. The original written description dated March 20, 2023**
- 3. The original site plan dated November 17, 2000**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2023-0424** be **APPROVED with the Following Conditions:**

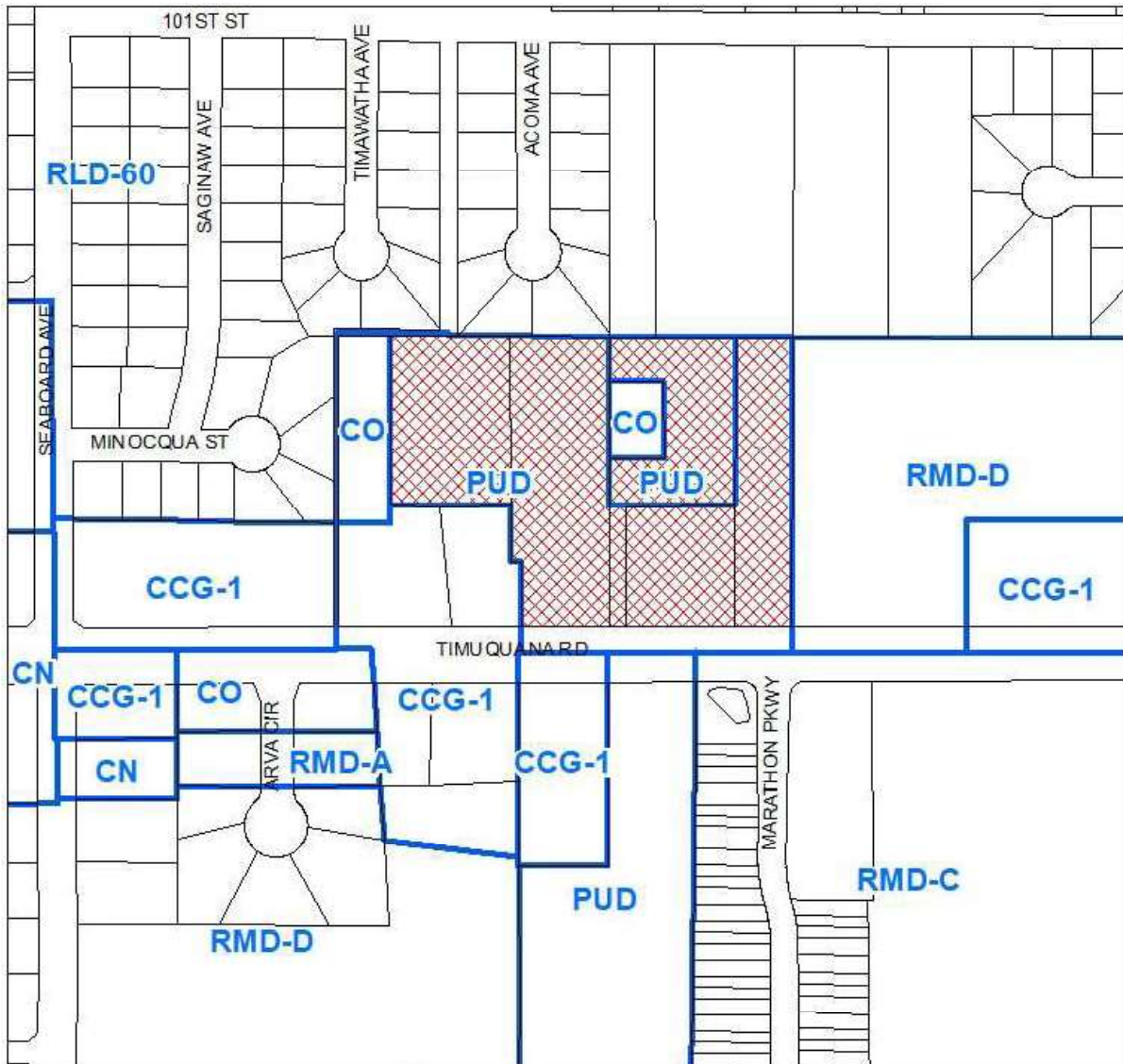
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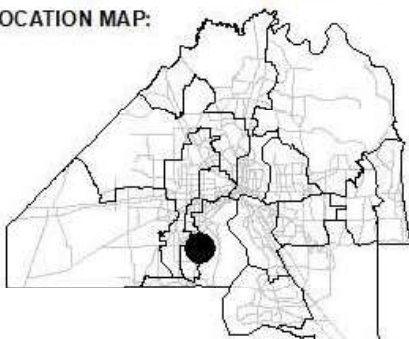
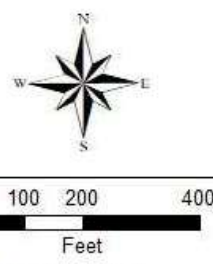


Aerial View



View of the Subject Parcels from Timuquana Road



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 100 200 400 Feet</p> <p>COUNCIL DISTRICT: 9</p>
<p>ORDINANCE NUMBER ORD-2023-0424</p>	<p>TRACKING NUMBER T-2023-4844</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Legal Map