

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Absent
Julius Harden	Absent
Mon'e Holder	Absent
Ali Marar	Aye
Jack Meeks	Aye

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

Sincerely,



Bruce E. Lewis
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-0400 TO
PLANNED UNIT DEVELOPMENT

JUNE 20, 2024

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 **2024-0400** to Planned Unit Development.

Location: 15453 Main Street Road North
Between Park Avenue and Clay Road

Real Estate Number(s): 108295-0000

Current Zoning District(s): Residential Low Density-100A (RLD-100A)
Commercial Community/General-1 (CCG-1)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)
Community/ General Commercial (CGC)

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

Planning District: North, District 6

Council District: District 8

Applicant/Agent: Paul M. Harden, Esq.
Law Office of Paul M. Harden
1431 Riverplace Boulevard, Suite 901
Jacksonville, Florida 32207

Owner: James Leonard
Self Storage Pecan Park, LLC
400 E. Bay Street, Suite 1111
Jacksonville Florida 32202

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2024-0400** seeks to rezone approximately 4.63 acres of land from Residential Low Density-100A (RLD-100A) and Commercial Community/General-1 (CCG-1) to PUD. The rezoning to PUD is being sought to allow a maximum of 137,000 square feet of commercial uses consisting of general commercial and personal property storage uses. The PUD differs from the normal code by limiting the number of uses allowed compared to the normal CCG categories.

There is a companion Small Scale Land Use Amendment **2024-0399** which seeks to change a portion of the Subject Site from Low Density Residential (LDR) to Community/ General Commercial (CGC). Staff is also recommending approval of the companion Land Use Amendment.

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 4.63-acre subject site is located along the east side of Main Street, a principal arterial road, between Park Avenue and Clay Road, both local roadways. The site is just north of Pecan Park Road, a collector roadway.

The applicant seeks to rezone from CCG-1 and RLD-100A to PUD to provide for a personal property storage development. The portion of the property fronting Main Street is currently in the CGC land use category. The companion land use change would amend the rear (eastern) portion of the property (2.39 acres) from LDR to CGC to provide consistency for the whole parcel.

The proposed PUD is consistent with the proposed CGC land use category (Ordinance 2024-399).

(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, 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.

Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

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

(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.

(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): Low Density Residential (LDR) and Community/ General Commercial (CGC). There is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5934-24C (Ordinance 2024-0399) that seeks to amend the portion of land that is within the Low Density Residential (LDR) land use category to Community/ General Commercial (CGC). 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 commercial uses. No residential uses are proposed within the PUD.

(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:

- The use and variety of building groupings: The site plan shows two separate structures on the subject site, the front structure is 25,000 square feet and will be used as retail space near the front of the subject site, and another 114,000 square foot structure behind the front structure which will be used as a self-storage facility.
- The separation and buffering of vehicular use areas and sections of vehicular use areas: The site plan shows the parking area with standard drive aisles and terminal islands, and 10 to 20 foot landscape buffers.
- Compatible relationship between land uses in a mixed-use project: The written description includes uses that all of the uses would be commercial and fall within a commercial Land Use Category if 2024-0399 is approved. The proposed PUD is compatible with the proposed Land Use Category that would be over the entire site.
- Landscaping: Landscaping will follow part 12 of the code. Additionally, a minimum 10 foot Landscape Buffer is shown around the entirety of the site.

(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:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The perimeter of the proposed project is made up of Vehicle Use areas, Storm Water Retention area, and Landscape Buffers.
- Ingress and Egress: The proposed access is located on Main Street North (US-17/SR-5). The applicant will need to coordinate with FDOT Access Management and Permits office regarding the proposed site access through SR5/ Main Street North.
- 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	Platted Single Family Residential
South	CGC/LDR	CCG-2/RLD-100A	Retail Store/ Single Family Residential
East	LDR	RLD-100A	Vacant Residential
West	LI	IL	Rail Road Track/ Timber

(6) Intensity of Development

The proposed development is consistent with the Community/ General Commercial (CGC) functional land use category for the proposed uses. The PUD is appropriate at this location given its location on Main Street North (A Principal Arterial Roadway) and its proximity to the intersection of Main Street Road and Pecan Park Road (A Collector Highway)

- The availability and location of utility services and public facilities and services: Public Services are available at the subject site. Main Street North is the sole access for the subject site. Main Street North is an FDOT Right of Way that is classified as a Principal Arterial Highway.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject site is located on a Principal Arterial Highway and is .75+/- miles east of Pecan Park Road and I-95 Interchange.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. A recreation area is not required for commercial/industrial 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, any development impacting wetlands will be permitted pursuant to local, state and federal permitting 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 with 109 Spaces as shown on the Site Plan.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2045 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on June 13, 2024, 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 the Application for Rezoning **2023-0400** be **APPROVED with the following exhibits:**

1. The original legal description dated March 13, 2024.
2. The original written description dated April 1, 2024.
3. The original site plan dated March 26, 2024.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0400** be **APPROVED.**



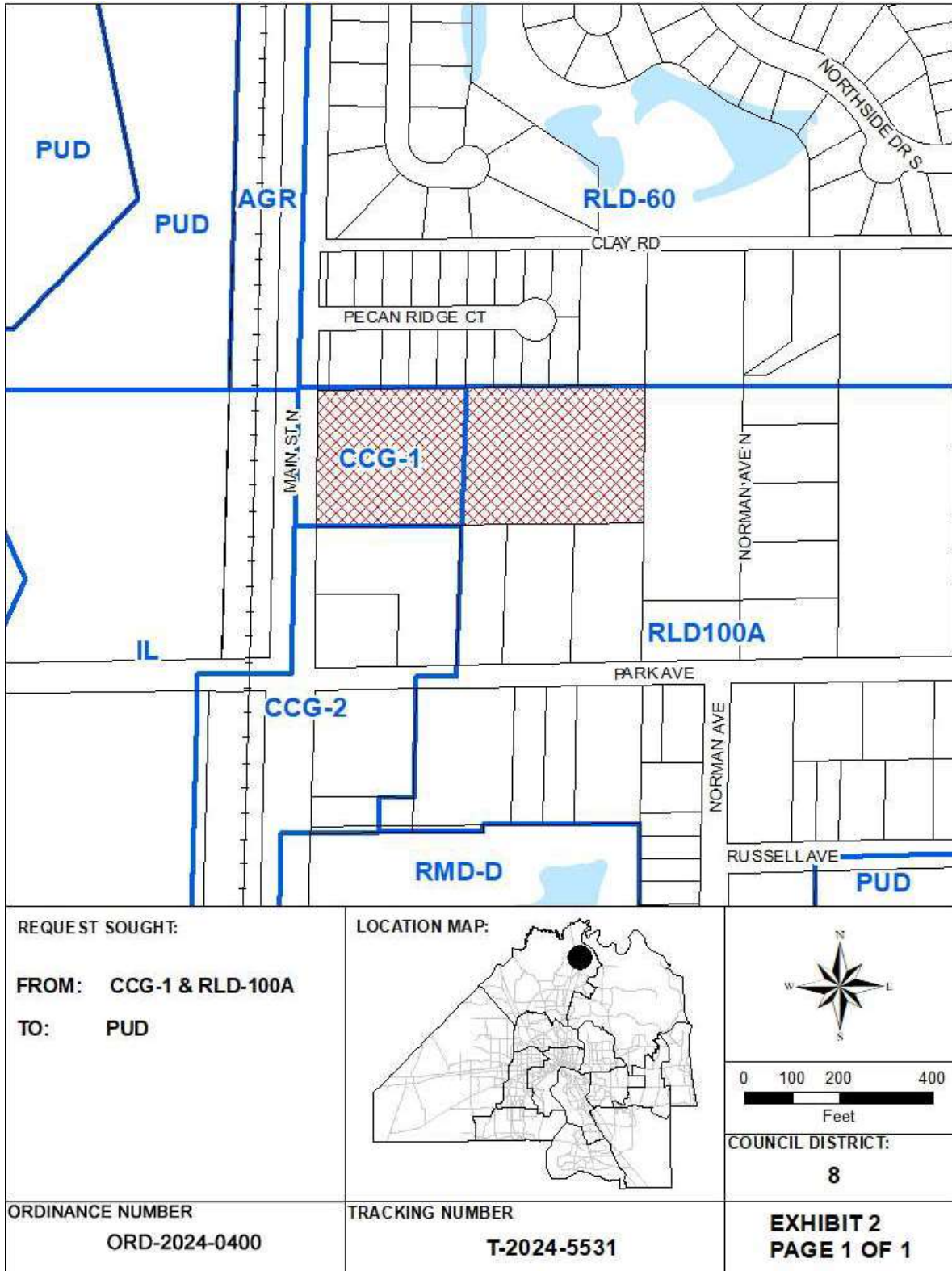
Aerial View



View of the Subject Site



View of the commercial property to the south



Legal Map