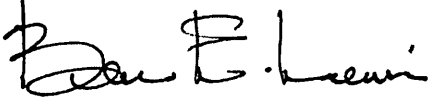


Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
David Hacker	Aye

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
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2023-0006 TO
PLANNED UNIT DEVELOPMENT

FEBRUARY 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 Ordinance **2023-0006** to Planned Unit Development.

Location: 0 St Johns Bluff Road South,
Between Bradley Road and Fraser Road

Real Estate Number(s): 163804 0100

Current Zoning District(s): Industrial Business Park (IBP)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Business Park (BP)

Planning District: 2 – Greater Arlington and Beaches

Applicant/Agent: Curtis Hart
Hart Resources LLC
8051 Tara Lane
Jacksonville, Florida 32216

Owner: Kevin Booth
KC Holdings of North Florida LLC
7861 Charlotte Oaks Lane
Jacksonville, Florida 32227

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2023-0006** seeks to rezone approximately 2.49 acres of land from Industrial Business Park (IBP) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for service garages for certain minor and major repairs. All work will be conducted indoors, and there will be no outside storage or display. This property was rezoned to IBP from CRO in 2021, under ordinance **2021-0229-E**.

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 2030 Comprehensive Plan?

Yes. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds that the subject property will be located in the Business Park (BP) land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

BP in the Suburban Area is intended to provide compact medium to high intensity office development. Development which includes medium to high density residential uses is preferred for sites located outside of areas identified as an Industrial Sanctuary. Plan amendment requests for new BP designations are preferred in locations which are supplied with full urban services and with site access to roads classified as arterial or higher on the Highway Functional Classification Map. Principal uses in the BP land use category include, but are not limited to, business and professional offices; financial institutions; light manufacturing; fabrication and assembly; commercial retail sales and service establishments; and warehousing.

Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element (FLUE):

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The subject property is located in the Suburban Area and according to the attached JEA Availability Letter, 2021-1243, the proposed development must connect to City water and sewer. The closest sewer and potable water connection points are located within the St Johns Bluff right of way.

Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new 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 proposed rezoning to a PUD would allow for development of a property that is currently vacant and underutilized.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The intended development will meet 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 2030 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): Business Park (BP).

Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously 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 multiple businesses including a service garage for certain minor and major repairs. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for

2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 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:

- The use of existing and proposed landscaping: The project will be required to meet the minimal standards set forth in Section 656, Part 12.
- The treatment of pedestrian ways: External sidewalks will be provided as required by the Comprehensive Plan.
- Traffic and pedestrian circulation patterns: The subject property will be accessible via one ingress/egress along St Johns Bluff Road South.
- The particular land uses proposed and the conditions and limitations thereon: The PUD is proposing additional uses that are consistent with the BP land use category, including a service garage for minor and major repairs. All work will be conducted indoors, with no outside storage.

(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	RPI	CRO	Multi-family residential, church
South	RPI	CRO	Vacant
East	BP	IBP	Warehouse, office
West	RPI	CRO	Vacant

(6) Intensity of Development

The proposed development is consistent with the BP functional land use category as an industrial office space and service garage. The PUD is appropriate at this location because

- The existing residential density and intensity of use of surrounding lands: There is

residential uses to the north of the subject property. The applicant will be required to provide landscaping and buffering in order to comply with Part 12 of the Zoning Code.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property has one access point along St Johns Bluff Road South. The following are comments received from the City's Traffic Engineer:
 - Cross accesses shall be provided to the property lines to the parcels to the north and south per City of Jacksonville Code of Ordinances Chapter 654.115(f). This code defines the width of the cross access and reasons for possible exemptions. If seeking an exemption, it shall be provided at the Civil Site Plan Review.
 - The driveway shall align with the existing median opening, which is not shown in the site plan. A northbound left turn lane shall be constructed in the median on St Johns Bluff Road. The left turn lane shall be built to FDOT standards with the deceleration length based on the posted speed limit and a queue length of 50'.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space as applicable in accordance with the Recreation and Open Space Element (ROSE) of the 2030 Comprehensive Plan.

(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 onsite. Nonetheless, 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.

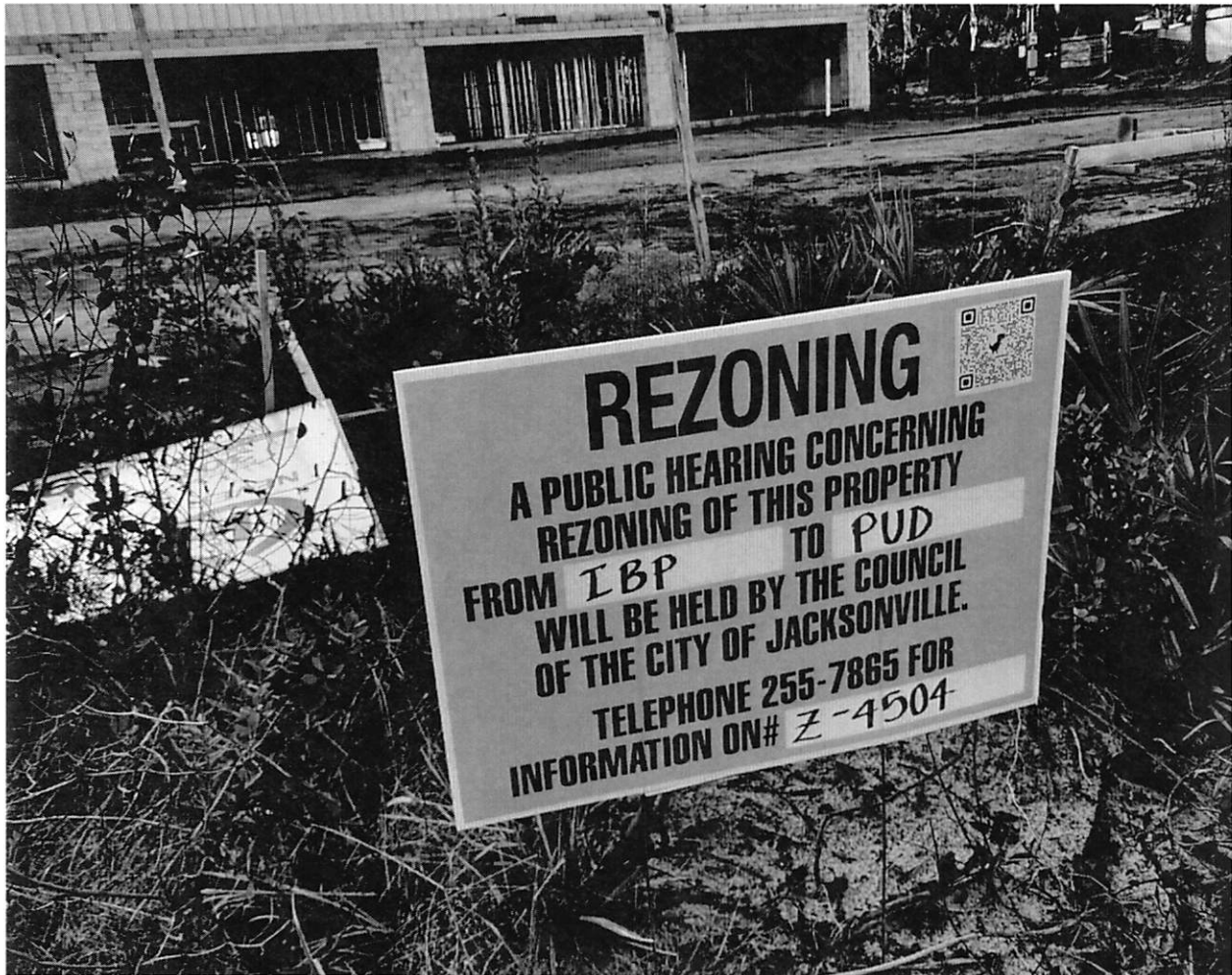
According to the Written Description, the site will be developed in accordance with Part 6 of the Zoning Code. In the event of partitioning, shared parking may be utilized between parcels to achieve parking requirements.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on November 28, 2022, 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 **2023-0006** be **APPROVED** with the following exhibits:

1. The original legal description dated September 7, 2022.
2. The original written description dated November 29, 2022.
3. The original site plan dated February 16, 2022.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2023-0006** be **APPROVED**.



Source: Planning & Development Department, 1/19/2023

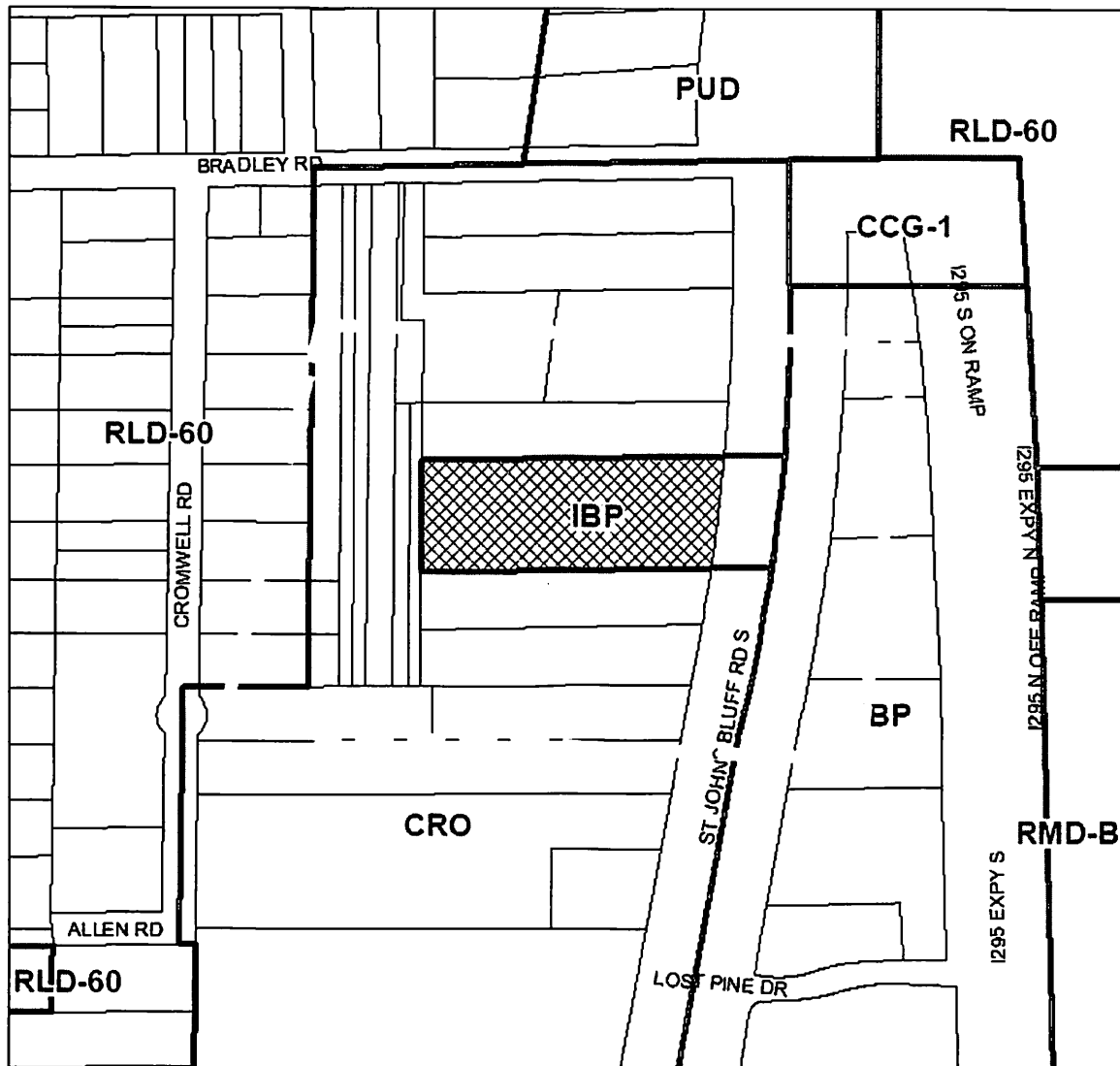
Aerial view of subject property.



View of subject property



View of the neighboring property across St. Johns Bluff Road



<p>REQUEST SOUGHT:</p> <p>FROM: IBP</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT:</p> <p>4</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2023-0006</p>	<p>TRACKING NUMBER</p> <p>T-2022-4504</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2023-0006 **Staff Sign-Off/Date** KPC / 11/15/2022
Filing Date 01/10/2023 **Number of Signs to Post** 1

Hearing Dates:
1st City Council 02/14/2023 **Planning Comission** 02/09/2023
Land Use & Zoning 02/22/2023 **2nd City Council** N/A

Neighborhood Association ARLINGTON EAST NEIGHBORHOOD ASSOC; SOUTHSIDE ESTATES CIVIC ASSOCIATION
Neighborhood Action Plan/Corridor Study ST JOHNS BLUFF CORRIDOR

Application Info

Tracking #	4504	Application Status	PENDING
Date Started	09/01/2022	Date Submitted	09/07/2022

General Information On Applicant

Last Name	First Name	Middle Name
HART	CURTIS	L
Company Name		
HART RESOURCES LLC		
Mailing Address		
8051 TARA LANE		
City	State	Zip Code
JACKSONVILLE	FL	32216
Phone	Fax	Email
9049935008		CURTISHART@HARTRESOURCES.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
BOOTH	KEVIN	
Company/Trust Name		
KC HOLDINGS OF NORTH FLORIDA, LLC		
Mailing Address		
1401 CESERY TERRACCE		
City	State	Zip Code
JACKSONVILLE	FL	32211
Phone	Fax	Email

Property Information

Previous Zoning Application Filed For Site?
If Yes, State Application No(s) 2021-0229

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 163804 0100	4	2	IBP	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

BP

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 2.49

Development Number

Proposed PUD Name KC HOLDINGS PUD

Justification For Rezoning Application

THE PROPOSED ZONING CHANGE FROM IBP TO PUD WILL STILL BE CONSISTENT AND COMPATIBLE WITH THE SURROUNDING PROPERTIES.

Location Of Property

General Location

WESTSIDE OF ST. JOHNS BLUFF ROAD SOUTH

House #	Street Name, Type and Direction	Zip Code
2190	ST JOHNS BLUFF RD S	32246

Between Streets

BRADLEY ROAD and FRASER AC

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

Exhibit H Aerial Photograph.

- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
 - 2.49 Acres @ \$10.00 /acre:** \$30.00
- 3) Plus Notification Costs Per Addressee**
 - 22 Notifications @ \$7.00 /each:** \$154.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,453.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

163804-0000, 163805-0000

LOTS 7 AND 8, BLOCK 62, ROBINWOOD ACRES UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 25, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

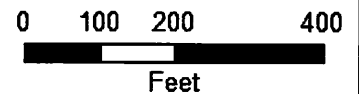
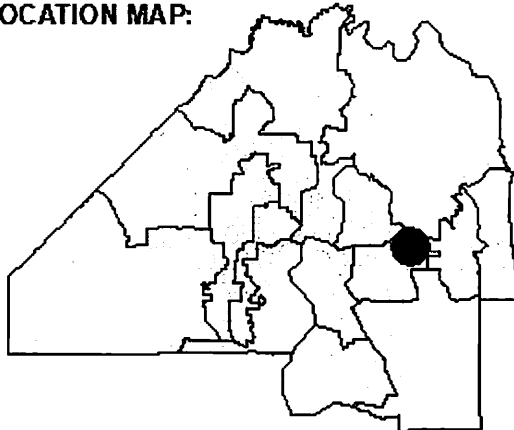


REQUEST SOUGHT:

FROM: IBP

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

4

TRACKING NUMBER

T-2022-4504

**EXHIBIT 2
PAGE 1 OF 1**

KC HOLDINGS PUD
Written Description
November 29, 2022

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 163804-0100
- B. Current Land Use Designation: BP
- C. Current Zoning District: IBP
- D. Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

KC Holdings of North Florida Inc., of Jacksonville Florida, (the “Applicant”) proposes to rezone approximately 2.49 +/- acres of property from Industrial Business Park (“IBP”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). The PUD will be developed in accordance with this PUD Written Description and the PUD Site Plan attached to this ordinance as **Exhibit “E.”**

The subject property (“Property”) is currently owned by the applicant. The property is located on St. Johns Bluff Road South between Bradley Road and Fraser Road, as shown on **Exhibit “K”**. The property will be designated Business Park (“BP”) in the Future Land Use Map in the City’s Comprehensive Plan.

The proposed PUD will consist of one building containing 5-8 units, as depicted on **Exhibit “E”**. This PUD specifies uses permitted on the Property and provides for a development scheme that is compatible with the character of the area.

III. USES AND RESTRICTIONS

A. PERMITTED USES:

- a. Permitted uses as allowed in Industrial Business Park (IBP) Section 656.321 of the Zoning Code including service garages for the following major and minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed. Service bays will not face public right-of-way.
 - i. Sales and servicing of spark plugs, batteries and distributors and distributor parts.
 - ii. Tire servicing and repair but not recapping or regrooving.
 - iii. Replacement of water hoses, fan belts, brake fluid, light bulbs, fuses, floor mats, seat covers, windshield wipers and wiper blades, grease retainers, wheel bearings, mirrors and the like.
 - iv. Radiator cleaning and flushing and provision of water, antifreeze and the like.

- v. Providing and repairing fuel pumps and lines.
- vi. Minor servicing and repair/replacement of carburetors.
- vii. Greasing and lubrication.
- viii. Removal, disassembly and reassembly of the engine or transmission.

B. ACCESSORY USES:

- a. Accessory uses as allowed in Section 656.403 of the Zoning Code.

C. PERMISSIBLE USES:

- a. Permissible uses by right or by exception as allowed in Section 656.321 of the Zoning Code.

D. RESTRICTION ON USES:

- a. Dumpsters and similar appurtenances must be screened from any roadways by landscaping or opaque fencing which is aesthetically compatible with other structures located, or to be located, on the Property.

IV. DESIGN GUIDELINES

A. LOT REQUIREMENTS

- a. *Minimum lot area:* 10,000 square feet
- b. *Minimum lot width:* 100 feet
- c. *Maximum lot coverage:* 65%
- d. *Minimum front yard:* 20 feet
- e. *Minimum side yard:* 10 feet
- f. *Minimum rear yard:* 10 feet
- g. *Maximum height of structure:* 35 feet, provided, however, height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 35 feet.

B. INGRESS, EGRESS AND CIRCULATION:

- a. Access will be provided through St Johns Bluff South as shown on the PUD Site Plan. The location and design of all access points and interior access roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the City Planning and Development Department.

C. RECREATION AND OPEN SPACE:

- a. Useable open spaces, plazas, and recreation areas will be constructed as per the Goals and Objectives of the Comprehensive Plan or as otherwise approved by the City Planning and Development Department.

D. LANDSCAPING:

- a. Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code, as of January 1, 2019, and Article 25 of the Charter of the City of Jacksonville.

E. SIGNS:

- a. As allowed in Part 13 of the Zoning Code for the IBP Zoning District;

F. PARKING:

- a. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code or as otherwise approved by the Planning and Development Department. In the event of partitioning, shared parking may be utilized between parcels to achieve parking requirements provided that the required number of spaces shall be met on the overall site within the PUD.

G. STORM WATER RETENTION

- a. Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

H. UTILITIES

- a. Utilities are provided by JEA.

I. CONCEPT PLAN:

- a. The configuration of the development as depicted on the PUD Site Plan is conceptual and revisions to the PUD Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The building locations and roadways shown on the PUD Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

J. MODIFICATIONS:

- a. Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning.

K. JUSTIFICATION FOR PUD

- a. The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.
 - i. Provides a more desirable development than would be possible through

- the strict application of the minimum requirements of the Zoning code;
- ii. Allows for an effective use of the land, resulting in lower development costs; and
 - iii. Supports the retention of property values by providing needed infill development and jobs for area residents

V. **PUD REVIEW CRITERIA**

- A. **Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the BP – Business Park land use category.
- B. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency Management System.
- C. **Allocation of Residential Land Use:** There is no residential component to this PUD.
- D. **Internal Compatibility:** The PUD provides for integrated design and compatible uses within the PUD.
- E. **External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms compatible with surrounding uses.
- F. **Usable Open spaces, Plazas, Recreation Areas:** Useable open spaces, plazas, and recreation areas will be constructed as per the goals and objectives of the comprehensive plan or as otherwise provided by the Planning and Development Department.
- G. **Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.
- H. **Listed Species Survey:** Not required.
- J. **Off-Street Parking Including Loading and Unloading Areas:** The PUD will provide parking in accordance with Part 6 of the Zoning Code.
- K. **Sidewalks, Trails, and Bikeways:** Sidewalks will be provided to the extent required by the Zoning Code and Comprehensive Plan.
- L. **Storm water Retention:** Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction, including St. Johns River Water Management District.
- M. **Utilities:** JEA will provide utilities to this property.

EXHIBIT F

PUD Name

KC Holdings PUD

Land Use Table

Total gross acreage	2.49 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	<input type="text"/> %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	<input type="text"/> %
Total number of dwelling units	0 D.U.	
Commercial	1.6 Acres	65 %
Industrial	0 Acres	<input type="text"/> %
Other land use	0 Acres	<input type="text"/> %
Active recreation and/or open space	0 Acres	<input type="text"/> %
Passive open space	0.89 Acres	35 %
Public and private right-of-way	<input type="text"/> Acres	<input type="text"/> %
Maximum coverage of buildings and structures	70,529 Sq. Ft.	65 %