



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

June 6, 2024

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.: 2024-346 **Application for: Historic Kings 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**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

- 1. The original legal description dated April 25, 2024.**
- 2. The original written description dated January 4, 2024.**
- 3. The original site plan dated November 18, 2022.**

Recommended Planning Commission Conditions to the Ordinance: **None**

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: **7-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Absent
Julius Harden	Aye
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
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 2024-0346 TO
PLANNED UNIT DEVELOPMENT

JUNE 6, 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 **2024-0346** to Planned Unit Development.

Location: 9790 South Historic Kings Road,
Between Lourcey Road and Sunbeam Road

Real Estate Numbers: 149111 0030

Current Zoning Districts: Planned Unit Development 2006-1184-E (PUD)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)

Proposed Land Use Category: Business Park (BP)

Planning District: District 3 – Southeast

Council District: District 5

Applicant/Agent: Chris Hagan
The Southern Group
208 North Laura Street, Suite 710
Jacksonville, FL 32202

Owner: Dave Hagan
Handful of Clams Inc.
2323 Orange Picker Road
Jacksonville, FL 32223

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2024-0346** seeks to rezone approximately 3.39± acres of land from Planned Unit Development 2006-1184-E (PUD) to Planned Unit Development (PUD). The rezoning to PUD is being sought to add new uses to the PUD that was approved in 2006. The proposed new uses include indoor recreation, wholesaling, warehousing, inside storage, and distribution establishments. Currently, the subject property is developed with five warehouse building. The applicant has stated that no additional structures will be added and the property is fully developed.

There is a companion Land Use Amendment, **2024-0345 (L-5879-23C)** which seeks to amend the site from Residential Professional Institutional (RPI) to Business Park (BP).

PUD Ord. 2006-1184-E was approved with the following conditions:

- a. Development shall proceed in accordance with the Traffic Engineering Division Memorandum dated July 5, 2007, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.
- b. Wholesaling, warehousing, distribution, and similar uses shall not be permitted.
- c. Inside storage shall be subordinate and incidental to the primary use.
- d. No outside storage shall be permitted.
- e. The buildings shall not exceed 34,000 square feet in area and shall not exceed 25 feet in height for a flat roof, or 27 feet, 6 inches in height for a pitched roof.
- f. An aeration fountain shall be located in the retention pond located on site.
- g. The fence along the west property line shall be a minimum of 10 feet inside the property line.
- h. All turns in the perimeter fence shall be set at a 45 degree angle.
- i. The required shade trees to be planted along the west property line on Lourcey Street shall be planted west of the fence.
- j. The driveway shall be designed to encourage left turns for exiting movements and a sign shall be placed at the exit prohibiting right turn movements.

The Planning & Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:

1. The Department does not recommend forwarding the above listed conditions due to a majority of the conditions being related to the development of a vacant site. As the site has been developed to meet the guidelines of the previous PUD and the above conditions, they are no longer necessary. It should also be noted, that the purpose of this new PUD is to permit for wholesaling, warehousing, distribution, and similar uses, which were not permitted as conditioned under Ordinance 2006-1184-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 2045 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Residential Professional Institutional (RPI) 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 **2024-0345 (L-5879-23C)** that seeks to amend the site to Business Park (BP).

Business Park (BP) is a category primarily intended to accommodate business offices and low intensity light industrial uses. Uses, with the exception of ancillary and accessory outside storage uses, shall be conducted within an enclosed building. Business offices should comprise the majority of the category land area, while service, major institutional and light industrial uses constitute the remaining land area. Limited commercial retail and service establishments, hotels, and motels may also be permitted. Residential uses are also permitted in appropriate locations as identified under the Development Area Uses and densities. Development within the category should be compact and connected and should support multi-modal transportation. Uses should generally be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

The permitted uses in the proposed PUD are consistent with the proposed BP land use category.

(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:

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.

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.

(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): Residential Professional Institutional (RPI). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series **2024-0345 (L-5879-23C)** that seeks to amend the land to Business Park (BP). 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.

There have been 3 buildings permitted so far in regards to Concurrency approval for this project.

MOB # 99464.0 / CRC # 99464.1 / City Dev # 9725.000: Hagan Site: Warehousing for 25,000

encl sf of warehouses w/ 5 buildings.

There is 10,400 encl sf left available for the other 2 warehouses & the mobility fee has already been paid in full for the total 25,000 encl sf / 5 warehouse buildings.

(3) Allocation of residential land use

This proposed Planned Unit Development request to permit the development of warehousing, business offices, building trades contractors, and indoor recreation. Moreover, 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 proposal Planned Unit Development shall be based on the following factors:

The use of existing and proposed landscaping: There is a 20 foot landscape buffer along the west and southwest property boundaries, and a 10 foot landscape buffer along the north property boundary. PUD Ordinance 2006-1184-E was also conditioned that the fence along the west property line shall be a minimum of 10 feet inside the property line. The site plan shows that the six foot tall fence was placed 10 feet from the western property line.

The use and variety of building groupings: The subject property is developed with five warehouse buildings that are clustered together. The building sizes range from 4,800 sq. ft to 5,000 sq.ft for each.

Traffic and pedestrian circulation patterns: The subject site is approximately 3.4 acres and is accessible by Sunbeam Road, a collector facility. Sunbeam Road between Craven Road and Philips Highway is currently operating at 35% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 12,782 vpd.

The applicant requests 24,000 square feet of commercial (ITE Code 820) which could produce 1,307 daily trips.

The Transportation Planning Division has issued the following comments:

This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.

(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 subject site is approximately 3.39 acres and is located at the intersection of Lourcey Road and Historic Kings Road. The surrounding area is primarily single-family residential to the north, west, and south. There are a mixture of industrial uses found primarily to the east of the subject property.

Although being developed for business park uses, the subject site will preserve the residential character of the area through landscaping and buffering along the western portions of the 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	RR-Acre	Single-family dwellings
South	LDR	RR-Acre	Single-family dwellings, vacant
East	LI	IL	Florida East Coast Railway, Warehouses
West	LDR	RR-Acre	Single-family dwellings

(6) Intensity of Development

The proposed development would be consistent with the proposed BP functional land use category to allow for warehousing, building trades contractors without outside storage, and indoor recreation. The PUD is appropriate at this location and is consistent with the surrounding uses.

The availability and location of utility services and public facilities and services:

The subject site will be serviced by JEA for city water and sewer.

(7) Usable open spaces plazas, recreation areas.

There will be no open space plazas or recreational areas provided under this PUD, given the nature of the intended use and size of the property.

(8) Impact on wetlands

There are no wetlands on the subject property.

(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 will be provided in accordance with Part 6 of the Zoning Code, with the addition that no vehicles greater than three-ton capacity will be parked on site.

(11) Sidewalks, trails, and bikeways

Sidewalks will be provided as required by the 2045 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on **May 30, 2024** 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 **2024-0346** be **APPROVED with the following exhibits:**

1. **The original legal description dated April 25, 2024.**
2. **The original written description dated January 4, 2024.**
3. **The original site plan dated November 18, 2022.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0346** be **APPROVED**.



Source: Planning & Development Department, 5/30/2024
Aerial view of the subject property, facing north.



Source: Planning & Development Department, 5/30/2024
View of the subject property from Historic Kings Road.



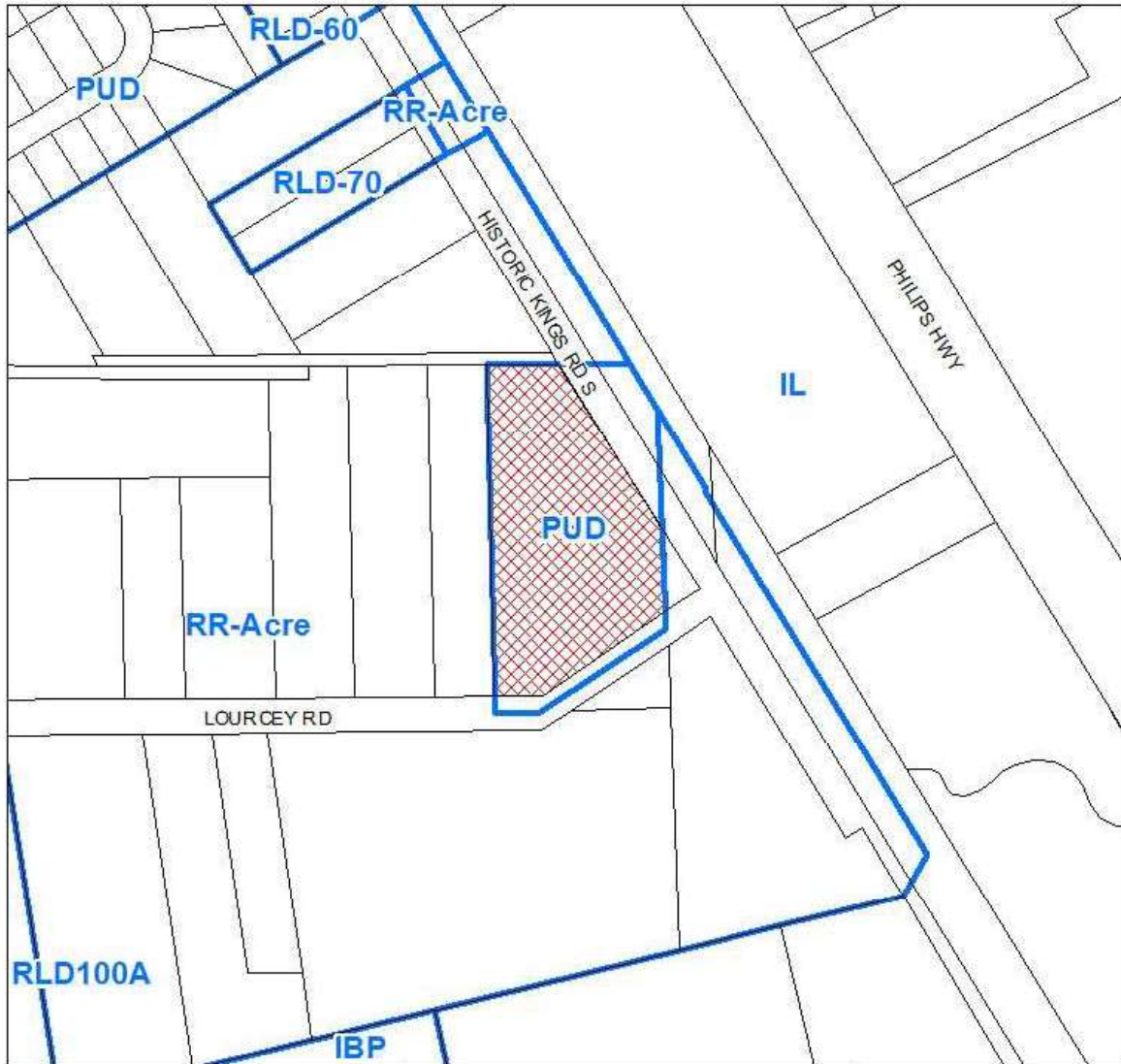
Source: Planning & Development Department, 5/30/2024

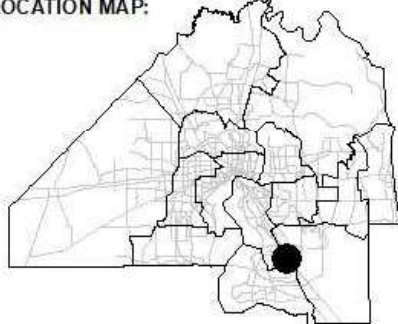

View of the subject property from Lourcey Road.



Source: Planning & Development Department, 5/30/2024

View of the six-foot tall fence installed along the south property boundary.



<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: 5</p>
<p>ORDINANCE NUMBER ORD-2024-0346</p>	<p>TRACKING NUMBER T-2023-5190</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>