



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

February 8, 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.: 2024-13 **Application for: 1509 Hendricks 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 May 12, 2023**
- 2. The original written description dated November 13, 2023**
- 3. The original site plan dated October 28, 2023**

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

Planning Commission conditions: **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	Aye
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
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@jacksonville.gov

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-0013 TO
PLANNED UNIT DEVELOPMENT

FEBRUARY 8, 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 **2024-0013** to Planned Unit Development.

Location: 1509 Hendricks Avenue
Between Cedar Street and La Salle Street

Real Estate Number: 080517-0000

Current Zoning Districts: Commercial Community/General-1 (CCG-1)

Proposed Zoning District: Planned Unit Development (PUD)

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

Planning District: Southeast, District 3

Council District: District 5

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

Owner: Baymeadows Village Land Trust
1 Sleiman Parkway
Jacksonville, FL 32216

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2024-0013** seeks to rezone approximately 0.21± acres of land from Commercial Community/General-1 (CCG-1) to Planned Unit Development (PUD). The rezoning to a new PUD is being sought to permit commercial uses similar to those found within the CCG-1 Zoning District, with some restrictions, in an existing structure that was built in 1963. The existing structure utilizes the entire subject site and therefore does not provide any areas

for parking or landscaping. The proposed PUD seeks to establish guidelines specific to the site to account for the existing characteristics.

The PUD differs from the standard Zoning Districts by waiving all parking and landscaping requirements, restricting uses allowed within the CCG-1 Zoning District by prohibiting the following: Facilities associated with pari-mutuel permitholders and adult amusement centers, personal property storage facilities, filling stations and car washes, crematories, minor and major repair garages, pawn shops, recycling collection points, service and repair of alliances, dancing establishments serving alcohol, nightclubs, indoor gun ranges, and the sale of new or used tires. Additionally, the PUD seeks to allow for restaurants to serve alcohol by right which normally requires a zoning exception in the CCG-1 Zoning District.

The PUD also seeks to waive the requirement for the minimum distance between a liquor license establishment and a church or school. The applicant has justified as to why the requirement shall be waived including other licensed locations in the area, the intervening structures between the closest church and the subject sites, and the historic nature of restaurants and bars in the general area of the subject site. Staff has reviewed the proposed request and agrees that the distance minimum should not be required for any use within the 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.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

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

Yes. The 0.21-acre subject site is located at 1509 Hendricks Avenue, at the intersection of Cedar Street. According to the City's Functional Highways Classification Map, Hendricks Avenue is a minor arterial roadway.

The applicant seeks to rezone from CCG-1 to PUD to allow for the development of restaurant uses. The site is located in the Urban Priority Area and in the CGC land use category.

Community/General Commercial (CGC) 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. CGC also allows for multi-family residential at densities up to 20 units per acre in the Suburban Area when the single-use or mix of uses requirements are met. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services, abut a roadway classified as a collector or higher on the Functional Highway Classification Map, and which are located in areas with an existing mix of non-residential uses. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses.

The PUD written description identifies the following allowed use: “Assembly of components and light manufacturing when in conjunction with a retail sales and service establishment, conducted without outside storage or display.” The CGC land use category allows warehousing, light manufacturing and fabricating as an accessory use provided it is part of a commercial retail sales or service establishment, and the accessory use shall be located on a road classified as a collector or higher on the Functional Highway Classification map.

The proposed PUD is consistent with the proposed CGC land use category of the site.

(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:

Future Land Use Element:

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.

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.

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.

Policy 3.2.6 The City shall apply the locational criteria in the land use categories and the operative provisions of this element when reviewing commercial and industrial development and redevelopment for consistency with the character of the areas served, the availability of public facilities, and market demands.

North San Marco Neighborhood Action Plan (NAP)

The North San Marco NAP identifies the area of the subject site as the Hendricks Avenue Corridor District. The NAP specifically identifies Hendricks Avenue between LaSalle Street and Cedar Street as “fertile ground for mixed use development” and infill and redevelopment should be encouraged in this area. The Plan continues with the following recommendations for the Hendricks Avenue Corridor District:

Pedestrian scale should be maintained and streetscape can be enhanced with greater consideration to urban design elements and building façade. Increased building height up to 3 stories or 50 feet maximum may yield better return for property owners. Opportunities for shared parking should be considered as a viable alternative to minimum parking standards. Appropriate areas for onstreet parking on Hendricks and adjacent side streets should be explored in lieu of more surface parking areas.

The Plan also recommends a crosswalk at the intersection of Hendricks Avenue and Cedar Street to enhance safety for patrons of new restaurants and bars. Additionally, shared parking lots should be facilitated between commercial properties in the area.

The proposed commercial uses of the PUD are consistent with the NAP. The PUD allows for re-use of an existing building with a footprint that covers 100% of the property and defers maximum height to that provided in the San Marco Zoning Overlay. Therefore, the PUD is consistent with the NAP.

(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). 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).

(3) Allocation of residential land use

This proposed Planned Unit Development intends to allow for commercial uses, no residential uses are proposed for the development.

(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: The existing structure that pre-dates the city utilizes every inch of the property so therefore no existing landscaping exists on site. Additionally, no landscaping is proposed for the project given the lack of room for it to be placed.

The treatment of pedestrian ways: The property is an existing development with sidewalks on both Hendricks Avenue and Cedar Street. No modifications to the existing pedestrian ways are proposed with the PUD.

Traffic and pedestrian circulation patterns: The property does not have any vehicle or pedestrian circulation patterns on site given the existing site characteristics. Public on-street parking is available on both Hendricks Avenue and Cedar Street, and a City-owned parking lot does abut the property on the eastern side.

The subject site is approximately 0.21 acres and is accessible by Hendricks Ave (SR 13), a minor arterial facility. Hendricks Ave (SR 13) between Lasalle St and Prudential Dr (SR 90) is currently operating at 56% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 16,000 (vpd) and average daily traffic of 8,900 vpd.

The applicant requests 8,216 square feet of commercial (ITE Code 822), which could produce 268 daily trips.

(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 in a mixed-use area with commercial, residential, governmental, and institutional uses. The subject site is located along Hendricks Avenue in the Northern Portion of the San Marco Neighborhood. Some uses found near the subject site include, but are not limited to, the San Marco

Library and Recreation Facility, Aardwolf Brewery, San Marco Preservation Society, Kravegan Restaurant, Jack Rabbits Bar, Panera Bread. Nevertheless, 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	LI	PUD	Aardwolf Brewing
South	ROS	PBF-1	San Marco Library/ Recreation Fields
East	ROS	PBF-1	City Owned Parking lot, San Marco Library
West	CGC	CCG-1	Single Family Dwelling

(6) Intensity of Development

The proposed development is consistent with the Community General/ Commercial (CGC) functional land use category and will be developed with a maximum of .21 acres of commercial uses within the existing structure.

(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 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.

(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 proposed PUD is seeking to eliminate parking or loading requirements given the existing site layout and the lack of possible space to accommodate the facilities.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **January 31, 2024** by the Planning and Development Department, the Notice of Public Hearing signs were posted.

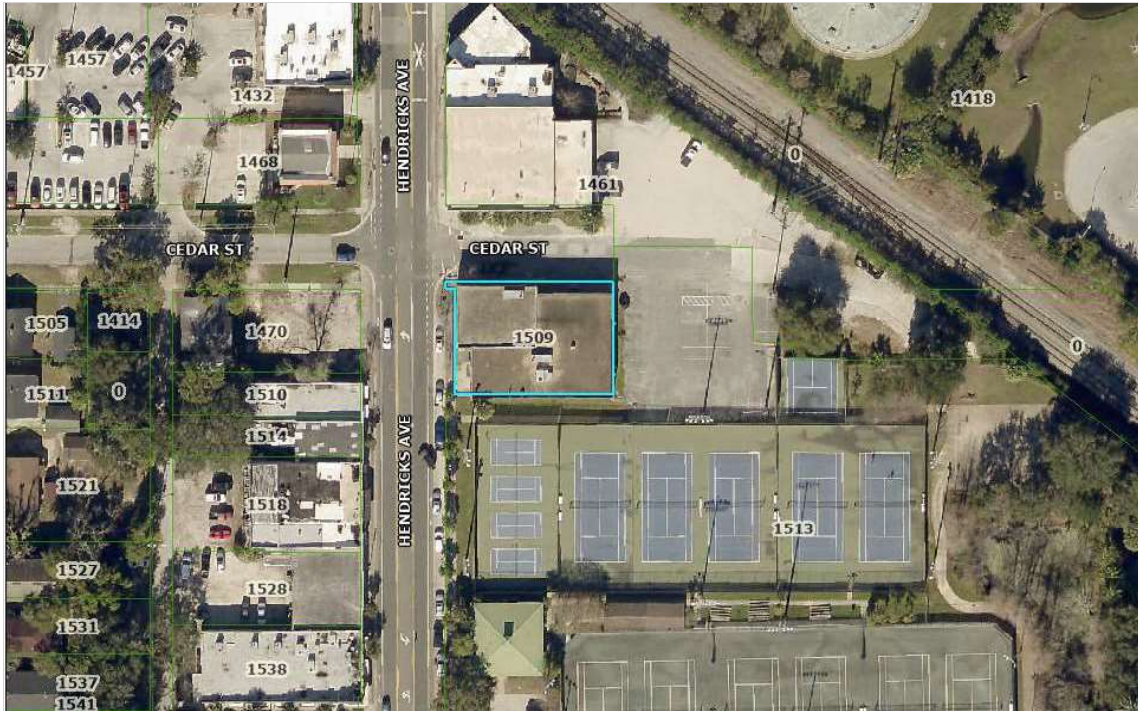


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0013** be **APPROVED with the following exhibits:**

1. **The original legal description dated May 12, 2023**
2. **The original written description dated November 13, 2023**
3. **The original site plan dated October 28, 2023**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0013** be **APPROVED.**



Aerial View



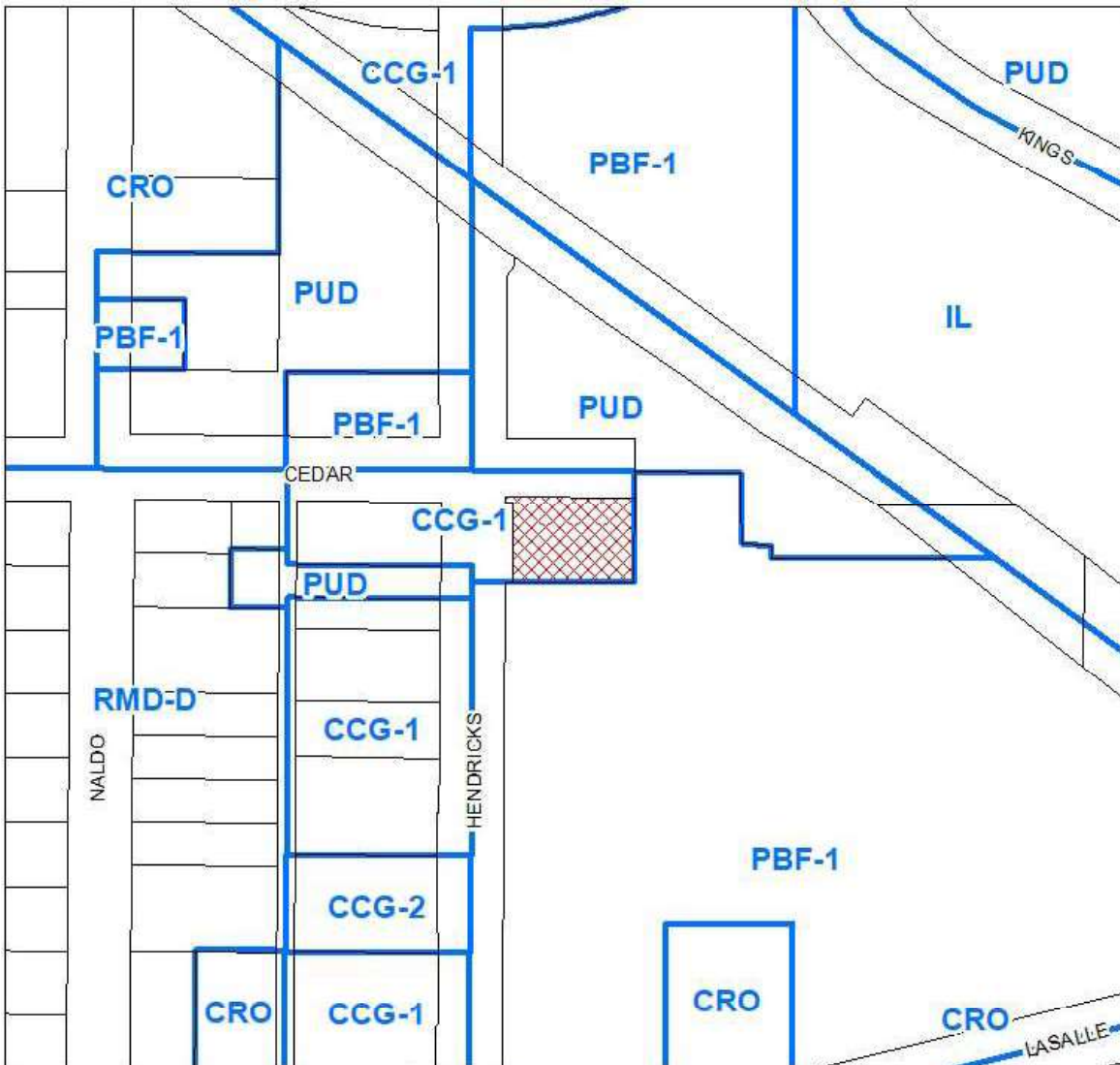
View of the Subject Site

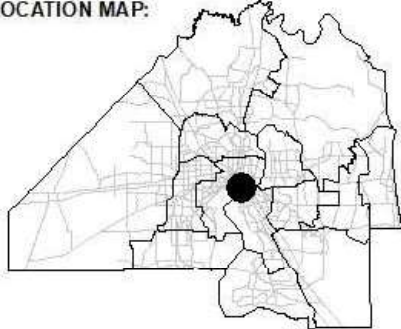
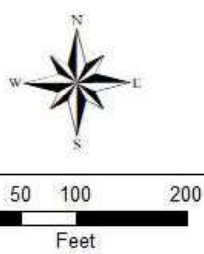


View of the Subject Site on the side closest to the Library



View of the City owned parking area behind the Subject Site



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>5</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2024-0013</p>	<p>TRACKING NUMBER</p> <p>T-2023-5007</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Legal Map