

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

May 5, 2022

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report  
Ordinance No.: 2022-252**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond 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**

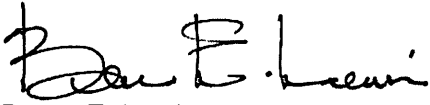
Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	6-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	Aye
Jason Porter	Absent

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

Sincerely,

A handwritten signature in black ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

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 2022-0252**

**MAY 5, 2022**

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 **2022-0252**.

***Location:*** 13435 Main Street North

***Real Estate Numbers:*** 106625-0000

***Current Zoning District:*** Commercial Office (CO)

***Proposed Zoning District:*** Commercial Community/General-1 (CCG-1)

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

***Planning District:*** 6 - North

***Applicant/Agent:*** Marshal Phillips  
Rogers Towers, P.A.  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, Florida 32207

***Owner:*** Stephen Leggett  
Hyatt Signature, LLC  
12735 Gran Bay Parkway, Suite 150  
Jacksonville, Florida. 32258

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2022-0252** seeks to rezone 2.02 acres of the subject property from the Commercial Office (CO) to Commercial Community/General-1 (CCG-1) Zoning District. The subject property is currently undeveloped, and split zoned Commercial Office (CO) and Commercial Community/General-2 (CCG-2). The applicant is seeking to rezone the CO portion of the property in order to allow for the whole site to be developed with the commercial uses allowed in both the CCG Districts, and specifically mentions Self Storage Units as their Justification.

## **STANDARDS, CRITERIA AND FINDINGS**

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

### ***1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?***

Yes. The application to change the zoning from CO to CCG-1 will be consistent with the surrounding area by bringing uses such as self-storage facilities and other CCG-1 uses along North Main Street. The property is vacant and will be cleaned up prior to development of the site and will comply with the applicable buffer requirements. Zoning application, Ordinance 2022-252, seeks to change the zoning district at the subject site from Commercial Office (CO) to Commercial Community / General – 1 (CCG-1). The 2.02-acre subject site is located at 13435 Main Street North (US-17 / SR-5), a major arterial road. The site is in Planning District 6 (North) and Council District 7. The site is in the Community/General Commercial (CGC) land use category and within the Urban Development Area.

CGC land use in the Urban Development Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential uses is preferred to provide support for commercial and other uses.

Principal uses in the CGC land use category in the Urban Development Area include Commercial retail sales and service establishments including auto sales; restaurants; hotels and motels; offices, business and professional offices. Personal property storage establishments are allowed as a secondary use in the CGC land use category.

According to a JEA letter of availability, dated March 17, 2022, there is an existing 16-inch water main on the Main Street right-of-way, and here is a 12-inch sewer force main within the Main Street right-of-way.

The proposed rezoning from CO to CCG-1 is consistent with the CCG land use category in the Urban Development Area.

2. ***Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. The proposed application is consistent with the following objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process

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 maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Objective 3.2 Continue to 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 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

3. ***Does the proposed rezoning conflict with any portion of the City's land use regulations?***

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. The subject property meets the requirements of the CCG-1 Zoning District as set forth in Section 656.313 of the Zoning Code.

**SURROUNDING LAND USE AND ZONING**

The surrounding uses, land use category and zoning are as follows:

<b>Adjacent Properties</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
North	CGC	CO/CCG-2	Office Park
East	LDR	RLD-60	Single Family Homes
South	CGC	CCG-1	Open Storage
West	CGC/LI	CCG-2/IL	CSX Railroad

Main Street North, between Airport Center Drive and Max Legget Parkway, has a mix of zoning districts with CCG-1, CCG-2, CN and CO, and Commercial PUDS. Behind the commercial districts are residential districts. The proposed rezoning will allow for additional commercial uses that would be in keeping with the zoning character along Main Street North. Therefore, the proposed rezoning to CCG-1 will be consistent and compatible with the adjacent properties established in the vicinity.

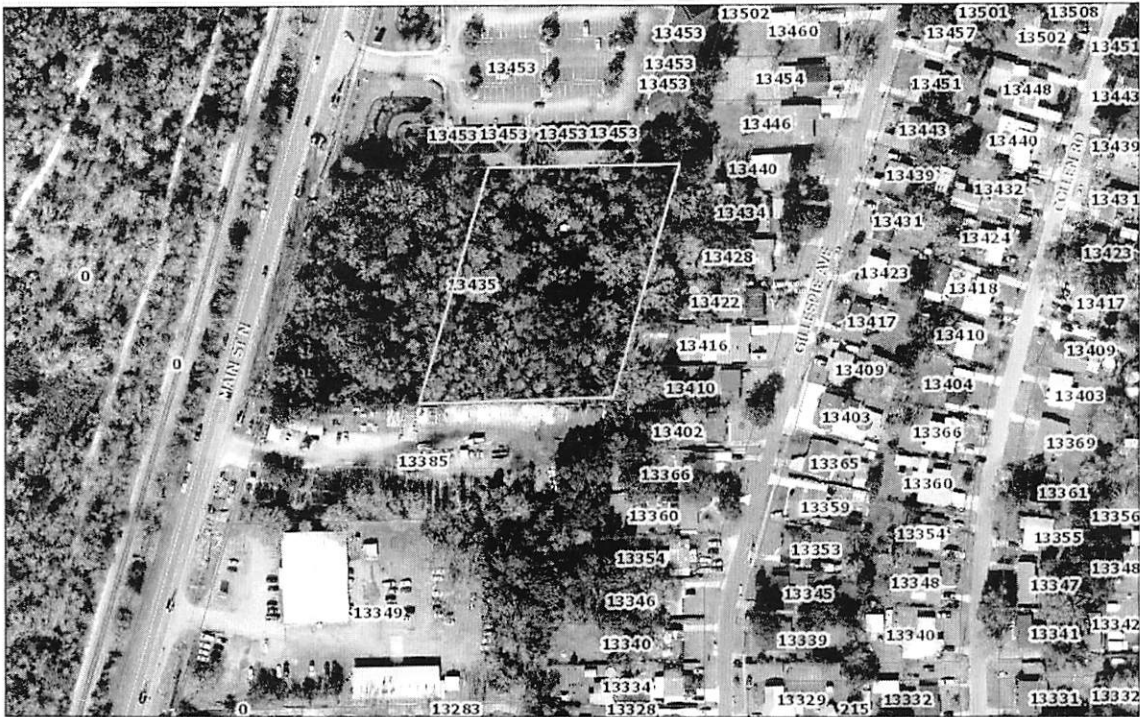
### SUPPLEMENTARY INFORMATION

Upon conformation from the applicant via affidavit on April 22, 2022, the required 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 2022-0252 be APPROVED.



Aerial view of subject property

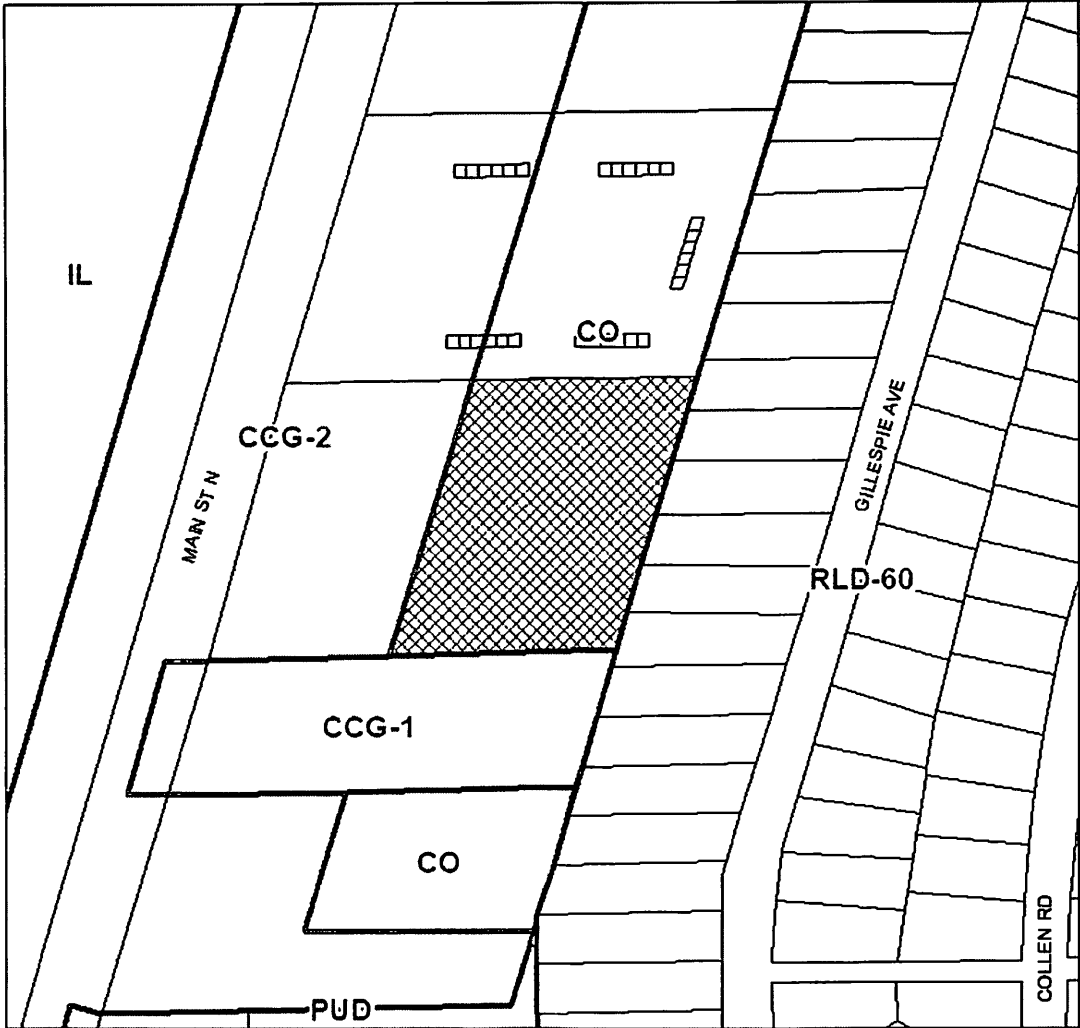


View of the Subject Site



View of the neighboring office park





<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM:</b> CO</p> <p><b>TO:</b> CCG-1</p>	<p><b>LOCATION MAP:</b></p>	<p>0 65 130 260 Feet</p> <p><b>COUNCIL DISTRICT:</b> 7</p>
<p><b>ORDINANCE NUMBER</b> ORD-2022-0252</p>	<p><b>TRACKING NUMBER</b> T-2022-4020</p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>

Legal Map

# Application For Rezoning To Conventional Zoning District

## Planning and Development Department Info

**Ordinance #** 2022-0252 **Staff Sign-Off/Date** CMC / 03/08/2022

**Filing Date** 04/01/2022 **Number of Signs to Post** 2

### Hearing Dates:

**1st City Council** 05/10/2022 **Planning Commission** 05/05/2022

**Land Use & Zoning** 05/17/2022 **2nd City Council** N/A

**Neighborhood Association** M&M DAIRY INC; THE EDEN GROUP INC.

**Neighborhood Action Plan/Corridor Study** DUNN & MAIN

## Application Info

**Tracking #** 4020

**Application Status** FILED COMPLETE

**Date Started** 01/13/2022

**Date Submitted** 01/14/2022

## General Information On Applicant

Last Name	First Name	Middle Name
PHILLIPS	MARSHALL	H

### Company Name

ROGERS TOWERS, P.A.

### Mailing Address

1301 RIVERPLACE BLVD, SUITE 1500

City	State	Zip Code
JACKSONVILLE	FL	32207

Phone	Fax	Email
9043465535	9043960663	HPHILLIPS@RTLAW.COM

## General Information On Owner(s)

### Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
LEGGETT	STEPHEN	M

### Company/Trust Name

HYATT SIGNATURE, LLC

### Mailing Address

12735 GRAN BAY PARKWAY, SUITE 150

City	State	Zip Code
JACKSONVILLE	FL	32258

Phone	Fax	Email

## Property Information

### Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 106625 0000	7	6	CO	CCG-1

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

### Existing Land Use Category

CGC

### Land Use Category Proposed?

If Yes, State Land Use Application #

**Total Land Area (Nearest 1/100th of an Acre)** 2.02

**Justification For Rezoning Application**

THIS APPLICATION TO CHANGE THE ZONING FROM CO TO CCG-1 WILL BE CONSISTENT WITH THE SURROUNDING AREA BY BRINGING USES SUCH AS SELF-STORAGE FACILITIES AND OTHER CCG-1 USES ALONG NORTH MAIN STREET. THE PROPERTY IS VACANT AND WILL BE CLEANED UP PRIOR TO DEVELOPMENT OF THE SITE AND WILL COMPLY WITH THE APPLICABLE BUFFER REQUIREMENTS.

**Location Of Property**

**General Location**

NORTH OF I-295 E. BELTWAY ON THE EAST SIDE OF MAIN STREET

House #	Street Name, Type and Direction	Zip Code
13435	MAIN ST N	32218

**Between Streets**

MAIN STREET NORTH and GILLESPIE AVENUE

**Required Attachments For Formal, Complete application**

The following items must be attached to each 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 for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.

**Supplemental Information**

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

One copy of the Deeds to indicate proof of property ownership.

**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 by my signature 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: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof  
2.02 Acres @ \$10.00 /acre: \$30.00
- 3) Plus Notification Costs Per Addressee  
45 Notifications @ \$7.00 /each: \$315.00
- 4) Total Rezoning Application Cost: \$2,345.00

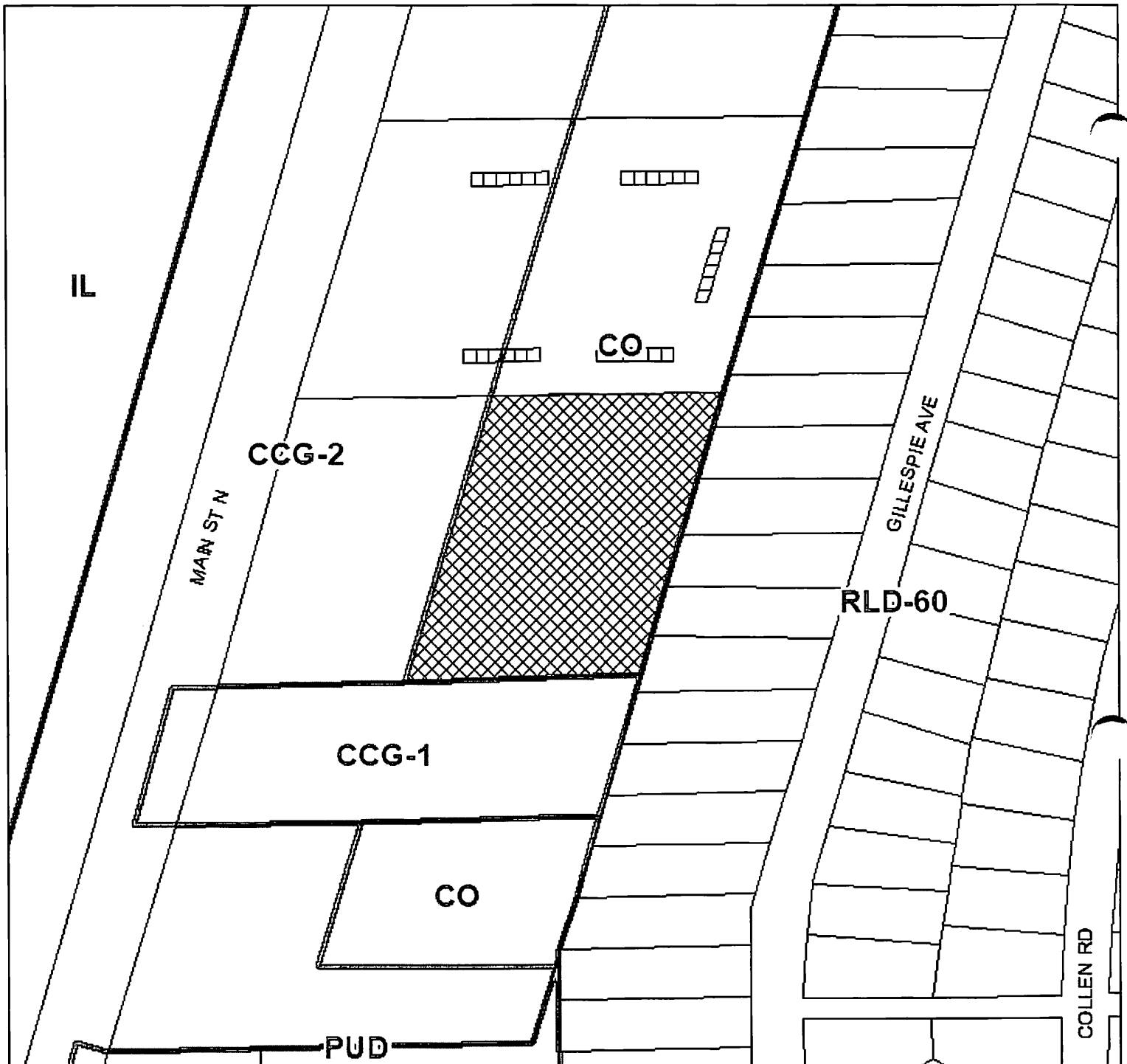
**NOTE: Advertising Costs To Be Billed to Owner/Agent**

**Exhibit 1**  
**Legal Description**  
**February 23, 2022**

A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4828, PAGE 840 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING A PART OF LOT 16, SECTION 7 OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SHOWN ON SHEET "A" OF COMMISSIONERS MAP ATTACHED TO FINAL DECREE IN SUIT OF ROBERT EMMETT BROWARD, ET AL, VERSUS ALBERT SIDNEY BROWARD, ET AL, CHANCERY ORDER BOOK. 115, PAGE 282, CASE #17095-B, PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET, STATE ROAD NO. 5, AT A POINT DISTANT 879.35 FEET SOUTHERLY FROM THE NORTH LINE OF SECTION 7 MEASURED ALONG THE EASTERLY RIGHT OF WAY LINE OF MAIN STREET; THENCE NORTH 89 DEGREES 25 MINUTES 00 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4828, PAGE 840, 227.84 FEET TO THE EASTERLY LINE OF THE WESTERLY 217 FEET OF SAID LANDS, ALSO BEING THE DIVIDING LINE BETWEEN LANDS ZONED "CO" AND LANDS ZONED "CCG-2" AND THE POINT OF BEGINNING; THENCE SOUTH 17 DEGREES 08 MINUTES 00 SECONDS WEST, ALONG LAST SAID LINE, 339.14 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4828, PAGE 840; THENCE NORTH 89 DEGREES 25 MINUTES 00 SECONDS EAST, ALONG SAID SOUTH LINE, 272.16 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 17 DEGREES 08 MINUTES 00 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LANDS, 339.14 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 25 MINUTES 00 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LANDS, 272.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.02 ACRES MORE OR LESS.

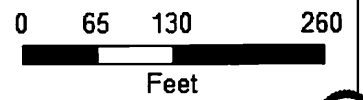
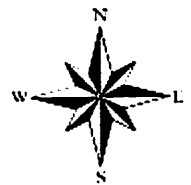
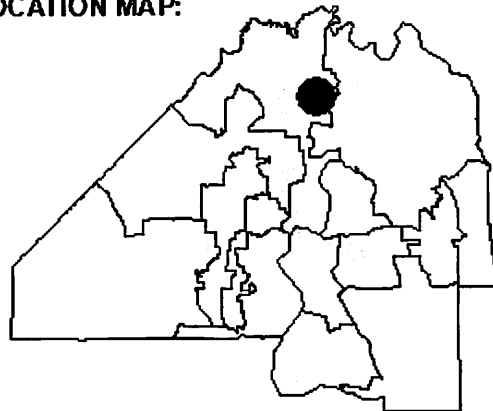


**REQUEST SOUGHT:**

**FROM: CO**

**TO: CCG-1**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**7**

**TRACKING NUMBER**

**T-2022-4020**

**EXHIBIT 2  
PAGE 1 OF 1**



## Availability Letter

Becky Bray

3/17/2022

Hyatt Signature, LLC

12574 Flagler Center Blvd.

Jacksonville, Florida 32258

Project Name: Self Storage

Availability #: 2022-0978

Attn: Becky Bray

Thank you for your inquiry regarding the availability of Electric, Reclaim, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents.

### Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

### Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

[https://www.jea.com/engineering\\_and\\_construction/water\\_and\\_wastewater\\_development/reference\\_materials/](https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/)

### Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

Roderick Jackson  
jackrc@jea.com  
(904) 386-1871

Availability Number: 2022-0978

Request Received On: 3/3/2022

Availability Response: 3/17/2022

Prepared by: Roderick Jackson

Expiration Date: 03/16/2024

### Project Information

Name: Self Storage

Address: 13435 MAIN ST N, JACKSONVILLE, FL 32218

County: Duval County

Type: Electric,Reclaim,Sewer,Water

Requested Flow: 1495

Parcel Number: 106625 0000

Location:

Description: Construction of approximately 600 self-storage units with the associate infrastructure.

### Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Ex 16-inch water main within the Main St ROW

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

### Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Ex 12-inch sewer force main within the Main St ROW

Connection Point #2:

Sewer Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through the JEA Sages program by entering your availability number and accessing the project portal. If needed, a development meeting can be scheduled prior to submitting a plan set. Request development



meeting through the JEA Sages program by entering your availability number and accessing the project portal. Force main connection pressure letter and development meeting requests can be made within Step 2 of the project portal.

## **Reclaimed Water Connection**

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions:

**Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Hydrant Flow Test by going to Step 1 in Sages. Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application. Submit your plans for water/waste water review by Step 2 in Sages. Submit your request for a Force Main Connection Pressure letter by accessing Step 2 in Sages. After your plans are approved, you can**

**Subsequent steps you need submit your permit applications by access Step 3 in Sages, select Permit Determination. to take to get service: After your plans, permits and shop drawings have been approved, as applicable, you can request a Pre-Construction Meeting by accessing Step 4 in Sages. Any required inspections you need for your project can be requested by accessing Step 4 in Sages. Project As-Builts can be submitted by accessing Step 4 in Sages. After your as-builts are approved you can submit your Permit COC applications by accessing Step 4 in Sages. After your permits are cleared, you can submit your project Acceptance Package by accessing Step 5 in Sages. After your project has been accepted you can submit your Commercial New Service Application by accessing Step 2 in Sages.**