



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.: 2024-14 **Application for: Megaland I 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 September 8, 2023**
- 2. The original written description dated December 19, 2023**
- 3. The original site plan dated September 1, 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
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-0014 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 **2024-0014** to Planned Unit Development.

Location: 6100 Atlantic Boulevard, near the intersection of Atlantic Boulevard and University Boulevard

Real Estate Number(s): 134117 0000

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

Proposed Zoning District: Planned Unit Development (PUD)

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

Planning District: Greater Arlington/Beaches, District 2

Council District: District 4

Applicant/Agent: Ali Marar
AEC Integrated LLC
2532 Cortez Road
Jacksonville, Florida 32246

Owner: Alnasr Majd
Megaland 1 LLC
12620 Muirfield Boulevard South
Jacksonville, FL 32225

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2024-0014** seeks to rezone approximately 0.67 acres of land from Commercial Community/General-1 (CCG-1) to a PUD. The subject property contains

a 2,029 square foot structure that originally developed in 1951 as a gas station and convenience store and the property was previously used as a hand car wash but was discontinued in 2009.

The rezoning to PUD is being sought to allow for a paver showroom and paver storage yard. A rezoning to a PUD is necessary because CCG-1 does not permit for outside storage yards. Outside storage yards are permissible by exception in the CCG-2 zoning district.

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 0.67 of an acre subject site is located on the south side of Atlantic Boulevard (SR-10), between University Boulevard South and Pottsburg Creek. According to the City's Functional Highways Classification Map, Atlantic Boulevard is a principal Arterial roadway. The subject site is in Council District 4 and in the Greater Arlington and Beaches Planning District (Planning District 2). The subject site is on a commercial corridor. There are a range of uses along this portion of Atlantic Boulevard, including a pharmacy, a car dealer, a bank, and an indoor gun range, among other commercial uses. The subject site is in the CGC land use category in the Urban Development Area.

CGC 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.

All the uses and limitations provided for in the PUD application, including the addition of retail sale and outdoor display of pavers/stone, are allowed in the proposed CGC land use category under the Future Land Use element of the 2045 Comprehensive Plan,

(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:

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.

The subject property is located near the corner of Atlantic Boulevard, a principal arterial roadway, and University Boulevard, a minor arterial roadway. This location near two arterial roadways is considered appropriate for commercial development.

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.

Approval of this PUD would promote Goal 3 by allowing commercial uses in an established commercial corridor, while protecting the existing surrounding residential properties.

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

Yes. 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): Community/General Commercial (CGC). The Planning and Development Department finds that the proposed PUD will be consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (B) with the approval of the companion land use amendment.

(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. A mobility and a CCAS/CRC application will be required for development.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a paver showroom and paver storage yard. 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 proposed Planned Unit Development shall be based on the following factors:

- The use of existing and proposed landscaping: The subject properties shall be developed in accordance with Part 12 of the Zoning Code.
- The treatment of pedestrian ways: The subject properties shall be developed in accordance with the 2045 Comprehensive Plan.
- Traffic and pedestrian circulation patterns: The subject site is approximately 0.67 of an acre and is accessible by Atlantic Blvd (SR 10), a major arterial facility. Atlantic Blvd between University Blvd (SR 109) and Glynlea Rd is currently operating at 78% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,100 (vpd) and average daily traffic of 28,000 vpd.

The applicant requests 2,000 square feet of building material sales (ITE Code 812), which could produce 34 daily trips. 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.

- The use and variety of building setback lines, separations, and buffering: Per the submitted written description, the proposed display and storage area will be less than 20% of the total site area and will be located in the rear of the property behind a privacy fence, minimizing the visibility from Atlantic Boulevard. There is also a private driveway/alleyway located to the south of the property that provides additional buffering between the proposed use and neighboring residential properties.

(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 proposed project will provide a 10-foot uncomplimentary land use buffer on the south property boundary where the property abuts residential properties.
- 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	CGC/RPI	CCG-1/CO	Gun range, office
South	LDR	RLD-60	Single-family dwellings
East	RPI	CRO	Office
West	CGC	CCG-1	Pharmacy, commercial retail

(6) Intensity of Development

The proposed development is consistent with the Community General Commercial (CGC) functional land use category. The PUD is appropriate at this location because it is a proposed commercial development located near the intersection of a principal arterial roadway and a minor arterial roadway.

- The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The back portion of the property will be used for outside storage of pavers. While the property abuts RLD-60 along the south property line, the project will be required to meet Part 12 landscaping requirements which includes a 10-foot uncomplimentary buffer along the southern property boundary. According to the submitted site plan, there is a 20-foot driveway along the south property line buffering the closest residential dwelling and the subject site.
- The availability and location of utility services and public facilities and services: The proposed development will connect to city water and city sewer. Based on the City’s infrastructure maps, there are both water and sewer mains located along Atlantic Boulevard and Rivers Hills Drive.

The proposed project was routed to the Florida Department of Transportation and the following comments were received:

- The applicant will need to coordinate with the FDOT Access Management and Permits office regarding the proposed access to US 90A / Atlantic Boulevard.
- FDOT has programmed capacity improvements in the vicinity of the project site. SR109 from Cruz Rd to Wateredge Ln resurfacing, scheduled for completion in 2025 (FPID #: 445427-1). SR109 (University Blvd) from Bartram Dr E to Cesery Blvd intersection improvement, with a pending anticipated completion date (FPID #: 432648-1). SR109 (University Blvd) from SR13 to Cesery Blvd traffic signal update, with a pending anticipated completion date (FPID #: 209683-1).

Table 1 shows the trip generation based on the plan of development using ITE’s Trip Generation Manual, 11th Edition.

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Building Material and Lumber Store	812	1,800	Sq. ft	31	3	4

Roadway Capacity

Table 2 shows the maximum level of service and peak hour volume for US 90A and SR 109 according to FDOT’s *Florida State Highway System Level of Service Report*, dated July 2022.

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2021 Peak Hour Volume	2021 Peak LOS	2027 Peak Hour Volume	2027 Peak LOS
Duval	US 90A /Atlantic Blvd	373	SR 109 / University Blvd to SR 115 / Southside Blvd	D	3,580	2,578	C	2,976	C
Duval	US 90A /Atlantic Blvd	372	Hart Bridge Expy to SR 109 / University Blvd	D	5,390	2,745	C	3,117	C
Duval	SR 109/ University Blvd	537	Hart Bridge Expy to SR 10 / Atlantic Blvd	D	3,580	2,193	C	2,435	C
Duval	SR 109/ University Blvd	538	SR 10 / Atlantic Blvd to SR 10A / Arlington Expy	D	2,920	1,950	D	2,383	D

The segment mentioned in Table 2 will have adequate capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard in 2027. FDOT does not anticipate any significant adverse impacts to US 90A and SR 109.

(7) Usable open spaces plazas, recreation areas.

Recreation is not required as the proposed PUD is for commercial uses.

(8) Impact on wetlands

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 in accordance with Part 6 of the Zoning Code.

(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 February 1, 2024, the required Notice of Public Hearing sign **was** posted.

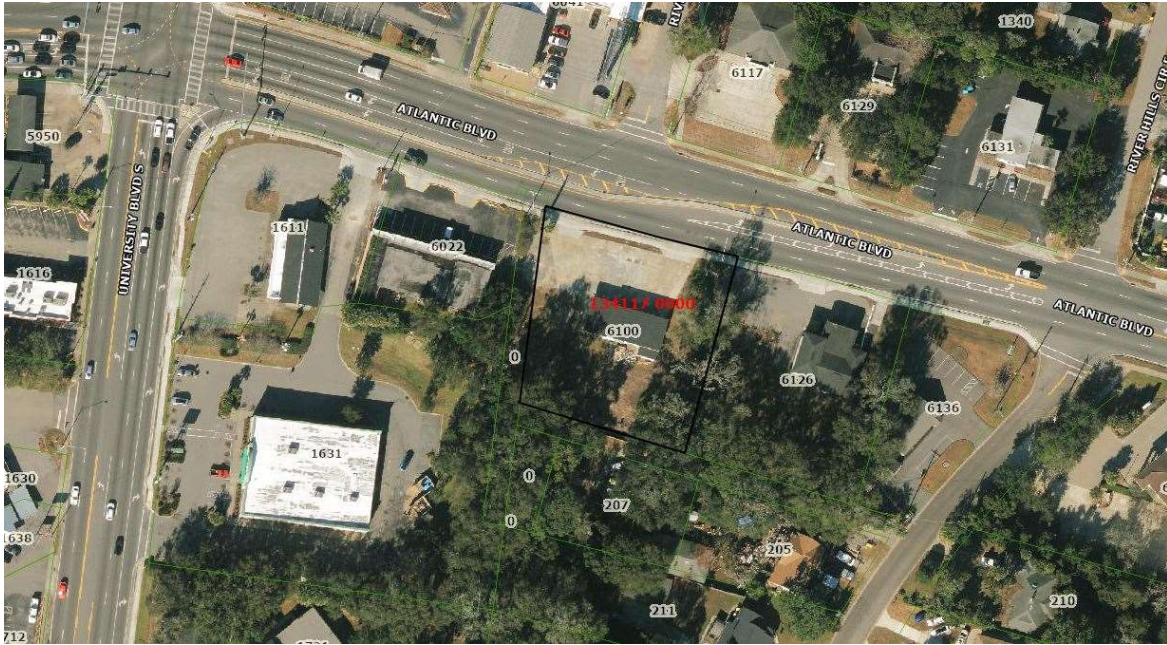


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2024-0014** be **APPROVED with the following exhibits:**

1. The original legal description dated September 8, 2023
2. The original written description dated December 19, 2023
3. The original site plan dated September 1, 2023

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0014** be **APPROVED**.



Source: JaxGIS

Aerial view of the subject property, facing north.



Source: Planning & Development Department, 2/1/2024
View of the subject property from Atlantic Boulevard.

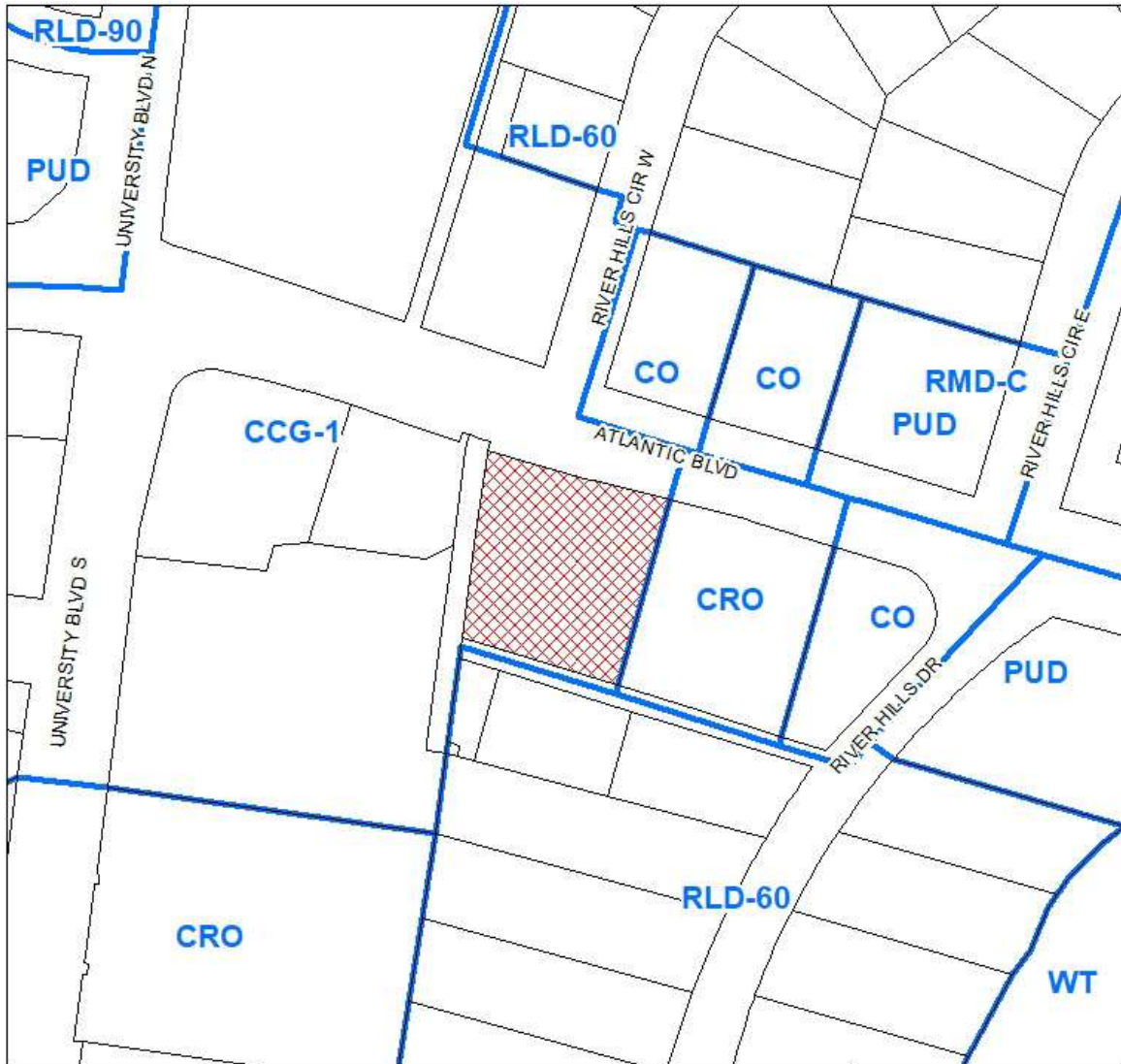


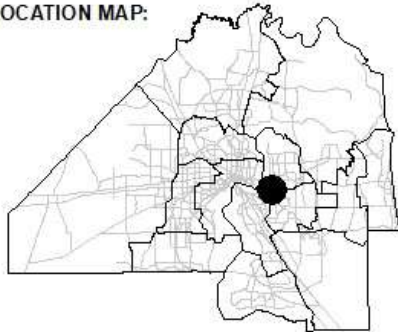
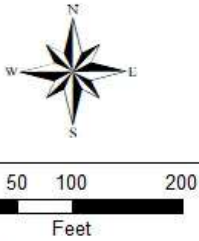
Source: Planning & Development Department, 2/1/2024
View of the neighboring property, located west of the subject property, from Atlantic Boulevard.



Source: Planning & Development Department, 2/1/2024

View of the neighboring property, located west of the subject property, from Atlantic Boulevard.



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER ORD-2024-0014</p>	<p>TRACKING NUMBER T-2023-5195</p>	<p>COUNCIL DISTRICT: 4</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>