



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.: 2024-354

Application for: Dental Motor Group 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 February 23, 2024.**
- 2. The original written description dated February 20, 2024.**
- 3. The original site plan dated July 24, 2023.**

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
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 2024-354 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 **2024-354** to Planned Unit Development.

Location: 2823 St. Johns Bluff Road South between Saints Road and Beach Boulevard

Real Estate Number(s): 163672-0000

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

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Business Park (BP)

Planning District: District 2 – Greater Arlington/ Beaches

Council District: District 4

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

Owner: Tim Tursonoff
Dental Motor Company, LLC
6360 Bonneval Road
Jacksonville Florida 32216

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2024-354 seeks to rezone approximately 1.62 acres of land from Industrial Business Park (IBP) to PUD. The rezoning to PUD is being sought to allow the permitted and permissible uses in the IBP Zoning District while including general trades

contractors and commercial retail and service establishments that are found in the CCG-1 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 Planning and Development Department finds that the subject property is located in the Business Park (BP) 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.

The site is in the Business Park (BP) land use category and within the Suburban Development Area. BP in the Suburban Area is intended to provide compact low to medium intensity office development. Development which includes low to medium density residential uses is preferred on sites located outside of areas identified as an Industrial Sanctuary.

The applicant seeks to rezone IBP to PUD to allow for vehicle sales and storage inside a warehouse building. The uses listed in the PUD written description are allowed in the BP land use category. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

(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:

Goal 1 To ensure that the character and location of land uses optimize the combined potentials of economic benefit and 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 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.9 Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Configuration and orientation of the property
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout

(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): 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.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for commercial and warehouse uses. 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 streetscape: According to the site plan there will be no change to the streetscape.
- The use of existing and proposed landscaping: According to the written description the site will meet Part 12 Landscaping Regulation in the Zoning Code.
- Traffic and pedestrian circulation patterns: Since this development will be for a single use the existing parking and vehicular access is sufficient.

The subject site is approximately 1.62 acres and is accessible by St. Johns Bluff Road, an arterial facility. St. Johns Bluff Road between Beach Boulevard and Alden Road is currently operating at 64% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 13,008 vpd.

The applicant requests 8,897 square feet of commercial (ITE Code 820) which could produce 329 daily trips.

This application was forward to the Transportation Planning Divison and they provided the following comment:

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: The written description is not deviation from the IBP setbacks in the Zoning Code.

(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: There are industrial uses, general trades contractors and self-storage facilities on the east side of St. Johns Bluff Road. On the west side are a single family dwelling, offices and a church.
- 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	BP	IBP	Business office
South	BP	IBP	Self-storage facility
East	BP	IBP	Self-storage facility
West	RPI	CRO	Church, single family dwellings

(6) Intensity of Development

The proposed development is consistent with the Business Park (BP) functional land use category for industrial or commercial uses. The PUD is appropriate at this location because the proposed uses are consistent with the character and existing uses of the area.

- 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 PUD is proposing to keep the permitted and permissible uses in the IBP Zoning District and including some commercial uses found in the CCG-1 Zoning District. The proposed uses are compatible with the existing uses in the surrounding area.
- The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: The PUD has prohibited outside storage and heavy equipment use for general trades contractors; require all sales, service and display be conducted in a completely enclosed building; and required automobiles be stored indoors during non-business hours.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The site has access to St. Johns Bluff Road South, a minor arterial roadway.

(7) Usable open spaces plazas, recreation areas.

The project is not required to provide open space or recreation area for commercial/industrial uses.

(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 site contains 21 existing parking spaces. Based on the 8,897 sq. ft. building, a minimum of 27 spaces are required.

(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 May 25, 2024, the required Notice of Public Hearing sign was posted.

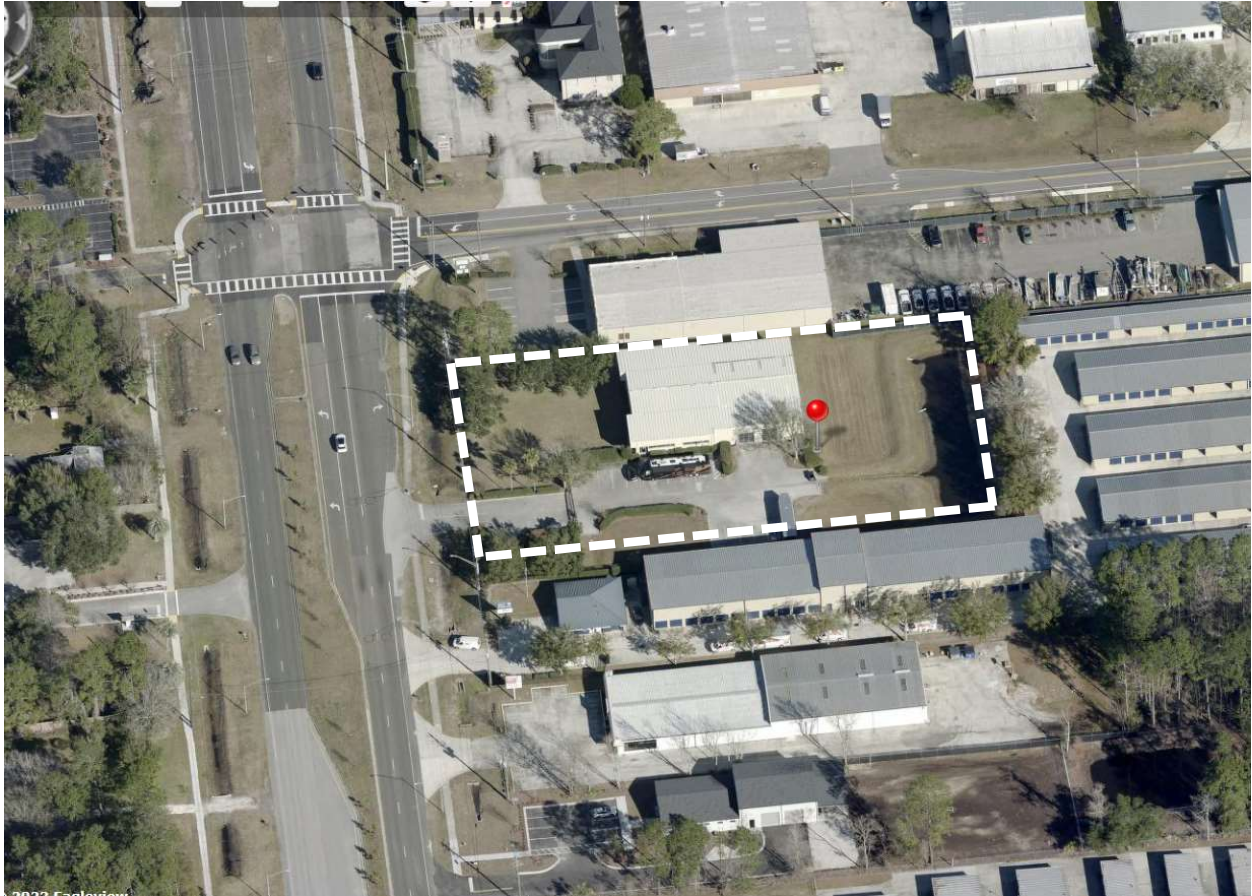


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2024-354** be **APPROVED with the following exhibits:**

1. The original legal description dated February 23, 2024.
2. The original written description dated February 20, 2024.
3. The original site plan dated July 24, 2023.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-354** be **APPROVED**.



Aerial view of subject property.



View of the subject property from St Johns Bluff Road S.

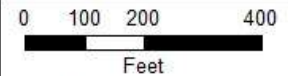
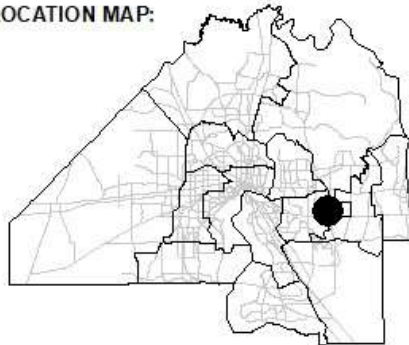


REQUEST SOUGHT:

FROM: IBP

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

4

ORDINANCE NUMBER

ORD-2024-0354

TRACKING NUMBER

T-2024-5467

EXHIBIT 2
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