



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

September 19, 2024

The Honorable Randy White
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.: 2024-664 **Application for: Jones Road PUD**

Dear Honorable Council President White, 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: **Deny**

This rezoning is subject to the following exhibits:

1. The original legal description dated May 6, 2024
2. The revised written description dated September 12, 2024
3. The original site plan dated May 15, 2024

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. Two Commissioners agreed the intersection should be commercial, however the proposed use was not appropriate for the area.

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	Aye
Ali Marar	Aye
Jack Meeks	Absent

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 2024-0664 TO
PLANNED UNIT DEVELOPMENT

SEPTEMBER 19, 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 **2024-0664** to Planned Unit Development.

Location: 7827 Jones Road, on the southeast corner of Jones Road and Garden Street

Real Estate Number(s): 002893 0040

Current Zoning District(s): Agriculture (AGR)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Agriculture (AGR)

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

Planning District: Northwest, District 5

Council District: District 12

Applicant/Agent: Shelia Estes
8637 Andaloma Street
Jacksonville, Florida 32211

Owner: David Wayne Estes
8637 Andaloma Street
Jacksonville, Florida 32211

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2024-0664 seeks to rezone approximately 2.00± acres of land Agriculture (AGR) to PUD. The rezoning to PUD is being sought to allow for the development of outside storage of boats, RVs, and other similar vessels. The subject property is located at the southeast corner of Jones Road and Garden Street and is currently developed with a single-family dwelling.

There is a companion small-scale Land Use Amendment (2024-0663 / L-5963-24C) which seeks to amend the land use from Agriculture (AGR) to Community/General Commercial (CGC).

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 2.0-acre subject property is located at the southeast corner of Garden Street and Jones Road. Both roads are classified as collector roads on the City's Functional Highways Classification Map. The applicant is proposing a companion amendment to the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan from Agriculture (AGR) to Community/General Commercial (CGC), with the rezoning application from Agriculture (AGR) to Planned Unit Development (PUD) to allow for the development of an outdoor storage yard for RVs and boats. The companion land use amendment, Ordinance 2024-663, is pending concurrently with the rezoning application. Currently, the site subject to the proposed land use amendment is mostly vacant, with one single-family dwelling unit located at one end of the lot. The subject site abuts residential uses with an AGR classification to the east and vacant AGR land to the south. Single-family residential and agricultural uses are located across Garden Street to the north, and property to the west, across Jones Road, was changed from Neighborhood Commercial (NC) and PUD to CGC and Commercial Community/General-1 (CCG-1) in 2023 to allow for commercial development.

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. The CGC category also allows for multi-family residential at densities of up to 20 units per acre in the Suburban Area, except in the absence of the availability of centralized potable water and/or wastewater. In these circumstances, the maximum gross density of development permitted shall be two (2) units per acre with a minimum lot size of half an acre

when both centralized potable water and wastewater are not available. According to a JEA availability letter dated May 20, 2024, the site is not served by public water or sewer services. Project information within the application states that the site would only need to be served with electricity. Centralized service is not available to the site, and the proposed amendment is therefore consistent with Future Land Use Element (FLUE) Policy 1.2.8.

Permitted uses within the PUD written description, dated August 1, 2024, are limited to storage uses, including personal property storage and modular storage structures, as well as covered and/or uncovered outside storage. No other uses are listed as either permitted or permissible. The permitted uses are consistent with the goals and objectives 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:

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.

Policy 3.2.1

The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

(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 categories as identified in the Future Land Use Map series (FLUMs): Agriculture (AGR). There is a companion small-scale Land Use Amendment (**Ordinance 2024-0663 / L-5963-24C**) which seeks to amend the land use from Agriculture (AGR) to 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) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for outside storage. 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: Per the submitted written description, the proposed landscaping is:
 1. A minimum six (6) foot vinyl privacy fence will be provided along the perimeter of the property, along with electric gates at the ingress and egress. If a 100% opaque vinyl fence is provided, all other perimeter landscaping shall not be required. However, if any other fencing material is used, perimeter landscaping adjacent to streets shall be provided as listed in Section 656.1215(a) of the Zoning Code. The setback for the electric gates will be determined by the City's Traffic Engineer during 10-set review.
 2. A 15-foot uncomplimentary land use buffer shall be provided along the eastern and southern boundaries of the subject property; however, trees are not required as a buffer material.
 3. Given the nature of the project, interior vehicular use area landscaping will not be provided.

(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: Much of the surrounding property to the north, south, and east of the subject property is zoned as Agriculture and utilized as single-family dwellings. To the west of the subject property is a parcel that was rezoned to CCG-1 in 2023. It is currently vacant.
- 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	AGR	PUD 2002-1087-E	Single-family dwellings
South	AGR	AGR	Single family dwellings
East	AGR	AGR	Vacant, single-family dwellings
West	CGC	CCG-1	Vacant

Any other factor deemed relevant to the privacy, safety, preservation, protection, or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The applicant has stated in their application that there will be a minimum 15-foot setback and uncomplimentary land use buffer along the south and east property lines due to abutting residential uses.

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category. The PUD is appropriate at this location because it is located at the intersection of two collector roadways.

- The amount and type of protection provided for the safety, habitability, and privacy of land uses both internal and external to the proposed PUD: Per the submitted site plan, ingress will be via Jones Road and egress will be via Garden Street. Staff has conditioned the PUD to setback the proposed gates at the discretion of the City’s Traffic Engineer due to concerns about queuing of vehicles encroaching in the ROW and stopping traffic.

The subject site is approximately 2.00 acres and is located at the intersection of Jones Road, a collector roadway, and Garden Street, another collector roadway. Jones Road between Garden Street and Cisco Drive is currently operating at 8% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 17,360 (vpd) and average daily traffic of 1,470 vpd. Garden Street between Jones Road and Imeson Road is currently operating at 19% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 14,400 (vpd) and average daily traffic of 2,711 vpd.

The applicant requests 135 units of self-storage (ITE Code 151) which could produce 24 daily trips.

- The existing residential density and intensity of use of surrounding lands: Existing residential includes single family abutting the subject property. There are single-family dwellings to the north, south, and east of the property.

(7) Usable open spaces plazas, recreation areas.

Recreation and open space are not required as the proposed development will not contain any residential uses.

(8) Impact on wetlands

Any development impacting 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.

Parking is not required, as the property will be utilized for storage of RVs and boats.

(11) Sidewalks, trails, and bikeways

The project will provide a pedestrian system that meets the 2045 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on September 11, 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 **2024-0664** be **APPROVED** with the following exhibits:

1. The original legal description dated May 6, 2024
2. The revised written description dated September 12, 2024
3. The original site plan dated May 15, 2024

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0664** be **APPROVED**.



Aerial view of subject property, facing north.



Source: Planning & Development Department, 9/12/2024
View of subject property from Jones Road.

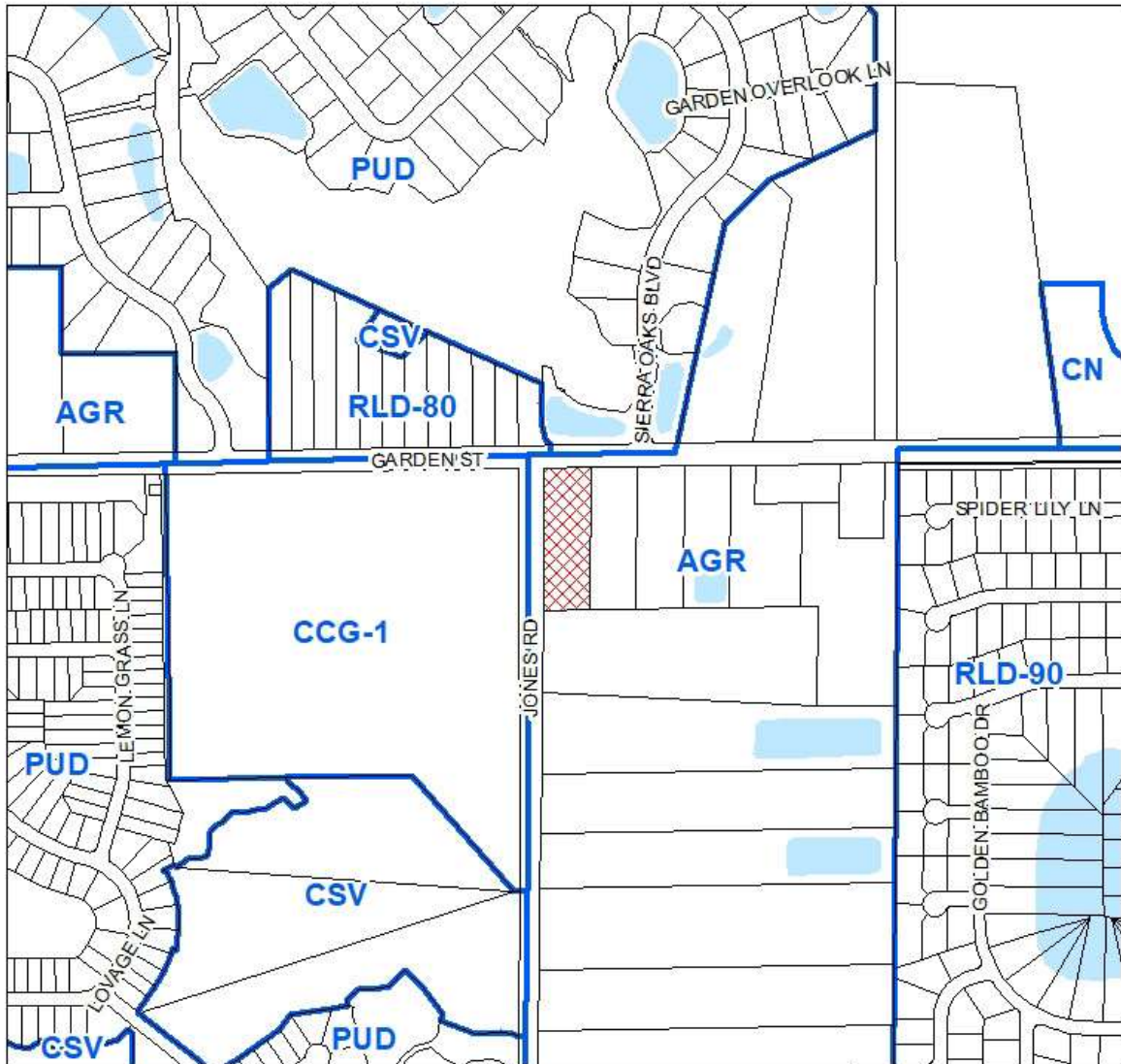


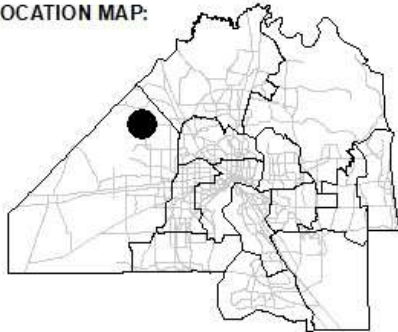
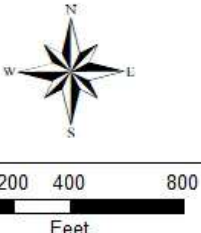
Source: Planning & Development Department, 09/11/2024
View of subject property from Garden Street.



Source: Planning & Development Department, 9/12/2024

View of the neighboring single-family dwelling (9420 Garden St), located east of the subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: AGR</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER ORD-2024-0664</p>	<p>TRACKING NUMBER T-2024-5612</p>	<p>COUNCIL DISTRICT: 12</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>