

# City of Jacksonville, Florida

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*Donna Deegan, Mayor*

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

August 17, 2023

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.: 2023-421**                                      **Application for: 12489 San Jose Blvd 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 October 14, 2022.**
- 2. The original written description dated October 14, 2022.**
- 3. The original site plan dated October 14, 2022.**

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:                              5-0

Alex Moldovan, Chair                                      Aye

Ian Brown, Vice Chair                                      Aye

Jason Porter, Secretary                                      Absent

Marshall Adkison    Absent

Daniel Blanchard	Aye
David Hacker	Aye
Morgan Roberts	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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Jacksonville, FL 32202  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2023-421 TO**  
**PLANNED UNIT DEVELOPMENT**

**AUGUST 17, 2023**

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 **2023-421** to Planned Unit Development.

***Location:*** 12489 San Jose Boulevard between Mandarin Meadows Drive and Westberry Road

***Real Estate Number(s):*** 159181-0150

***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:*** Southeast, District 3

***Applicant/Agent:*** Joe McClure  
Enovative Technologies, Inc.  
11071 Losco Pines Court  
Jacksonville Florida 32257

***Owner:*** Morgan Howard  
H & M Venture Properties, LLC  
12489 San Jose Boulevard  
Jacksonville Florida 32223

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

**GENERAL INFORMATION**

Application for Planned Unit Development 2023-421 seeks to rezone approximately 1.11 acres of land from CCG-1 to PUD. The rezoning to PUD is being sought to allow small scale retail and wholesale commercial uses, requiring no outside storage, general trades contractors without outside storage, professional and business offices, 24 hour parking of company owned vehicles and trucks.

**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 Community General Commercial (CGC) 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 proposed PUD will allow commercial uses that are found in the CCG-1 Zoning District. 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:**

**1.1.8** Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

**Policy 1.1.9** Promote the use of Planned Unit Developments (PUDs) 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.

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

**Policy 3.2.2** The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

***(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): Community General Commercial (CGC). The Planning and Development Department finds that the proposed PUD is in/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 uses including 24 hour parking of company vehicles. 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: The PUD is not proposing any changes to the building or the parking lot in front of the site. Therefore, the streetscape will not change.

- Traffic and pedestrian circulation patterns: The site contains an existing vehicular use area with standard parking spaces, drive aisles and tree islands for landscaping.
- The use and variety of building setback lines, separations, and buffering: The PUD contains the standard setbacks for the CCG-1 Zoning District.
- Compatible relationship between land uses in a mixed use project: The proposed uses are those found in the CCG-1 Zoning District which are compatible and will not create any adverse impact.

***(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: There are one story office buildings to the north, a restaurant to the west and retail commercial center to the south. It is not expected the proposed uses that will create any adverse impacts to the adjacent uses.
- The type, number and location of surrounding external uses: There is a residential subdivision to the east of the subject property. However the building is approximately 70 feet from the common property line and no activities will take place
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	RPI	CO	Office park
<b>South</b>	CGC	CCG-1	Commercial retail uses
<b>East</b>	LDR	RLD-60	Single family dwellings
<b>West</b>	CGC	CCG-1	Sonny’s BBQ

***(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 of the similar commercial uses to the south and west.

- 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 existing residential density and intensity of use of surrounding lands: There are single family dwellings to the east on 60 foot wide lots. There are large mature trees between the subdivision and the subject property which act as a buffer. Additionally, there are no doors or activity that occurs facing the subdivision.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property is located behind the restaurant parcel that fronts on San Jose Boulevard. There is a 35 foot access easement

***(7) Usable open spaces plazas, recreation areas.***

Open space and recreation area is not required 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. However, 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.***

The building is 10,000 square feet with approximately 1,000 square feet of offices and the remaining as storage. The site was approved in 2005 for 19 spaces.

***(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 August 7, 2023, the required Notice of Public Hearing sign was posted.

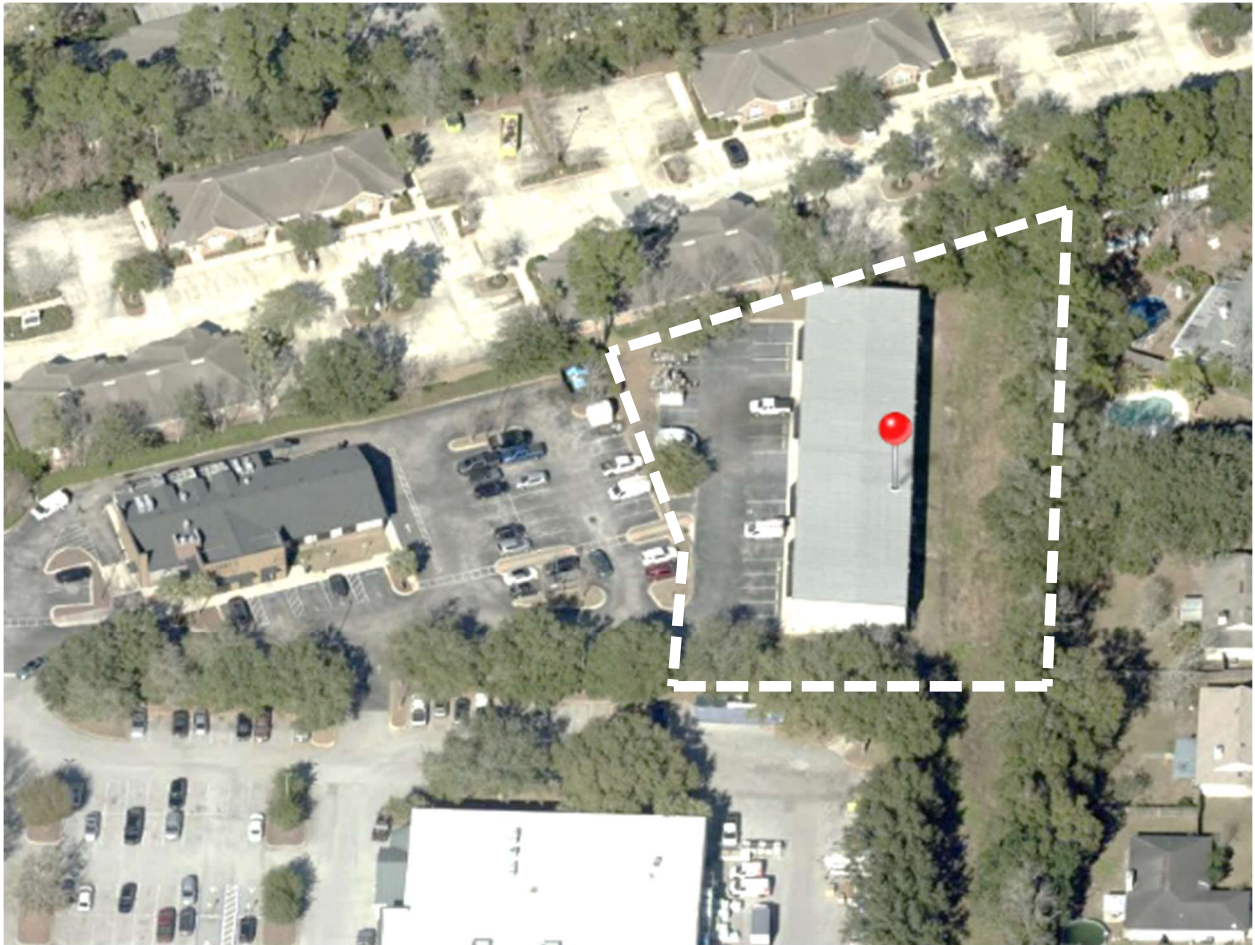


**RECOMMENDATION**

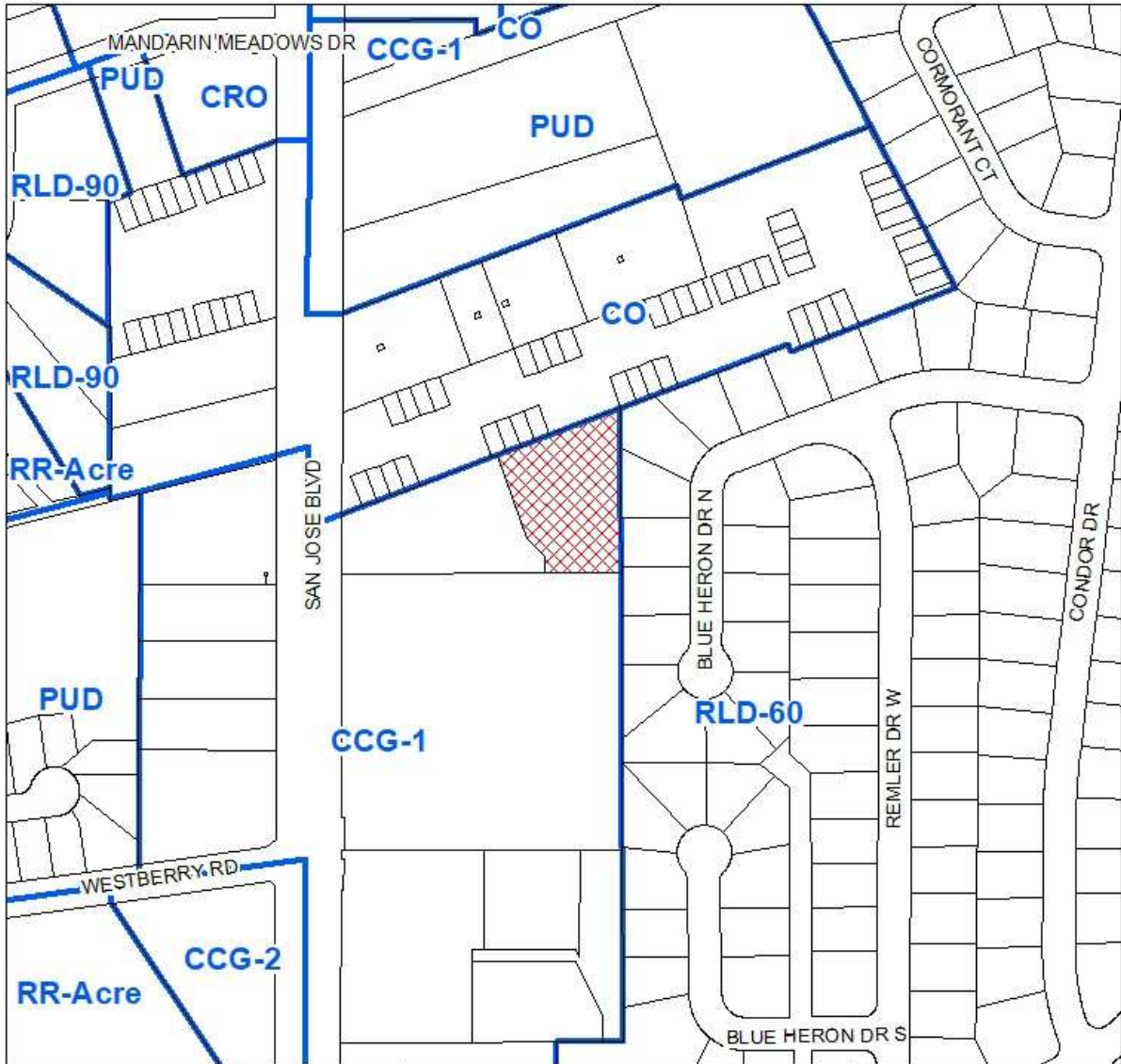
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2023-421** be **APPROVED with the following exhibits:**

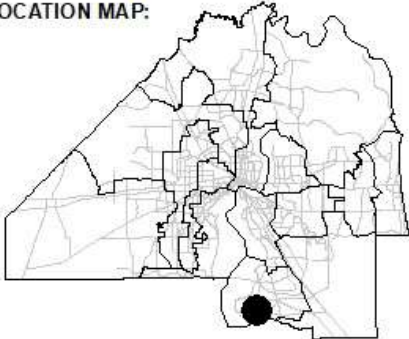
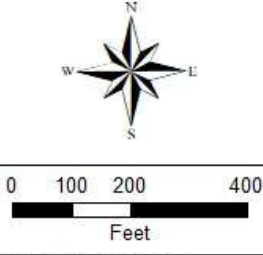
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2. The original written description dated October 14, 2022.
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Aerial view of subject property



<p>REQUEST SOUGHT:</p> <p><b>FROM: CCG-1</b></p> <p><b>TO: PUD</b></p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p><b>6</b></p>
<p>ORDINANCE NUMBER</p> <p><b>ORD-2023-0421</b></p>	<p>TRACKING NUMBER</p> <p><b>T-2022-4580</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>