



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

January 9, 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.: 2024-0911 Application for: Mayport Luxury Storages 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: **Approve**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated September 9, 2024
2. The Revised Written Description dated January 8, 2025
3. The Revised Site Plan dated January 7, 2025

Planning Commission Commentary: There was one speaker in opposition with concerns with the use, height of structure, and traffic generated by the use. The applicant explained the proposed height of the facility would be around 40 feet and traffic generated from the use would be far less than what is entitled for the property today with multi-family. The commission had little discussion and had little concerns for the use.

Planning Commission Vote: **6-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Aye

Lamonte Carter	Aye
Amy Fu	Aye
Charles Garrison	Aye
Julius Harden	Absent
Ali Marar	Absent

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

Sincerely,



Erin L. Abney, MPA

Chief, Current Planning Division
Planning & Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-0911 TO
PLANNED UNIT DEVELOPMENT

JANUARY 9, 2025

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 **2024-0911** to Planned Unit Development.

Location: 0 State Road A1A between Wonderwood Drive and Mayport Road

Real Estate Number(s): 168374-0000

Current Zoning District(s): Residential Medium Density – C (RMD-C)

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 13

Applicant/Agent: Marshall H. Phillips, Esq.
Rogers Towers, P.A.
1301 Riverplace Blvd, Suite 1500
Jacksonville, Florida 32207

Owner: Carriere Family Limited Partnership
446 3rd Street
Neptune Beach, Florida 32266

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2024-0911 seeks to rezone approximately 7.12 acres of land from RMD-C to PUD. The rezoning to PUD is being sought to add outdoor storage of boats, RV, trailers and to allow for the repair of the stored vehicles on site. The proposed uses listed within the PUD Written Description limit the number of allowed uses compared to the

standard commercial districts which allow for outdoor storage. The subject property currently sits vacant and wooded with some wetlands and marsh area on the south end of the property.

There is a companion Small Scale Land Use Amendment (2024-0910) which seeks to change the current Land Use Category from MDR to CGC. The Department is also recommending approval on the companion Land Use Amendment.

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. When applying the criteria of consistency with the 2045 Comprehensive Plan, the combined factors of the goals, objectives and policies of the plan along with the appropriate Functional Land Use Categories are used. Thus, the fact that the proposed use is allowed in the land use category does ensure overall consistency with the 2045 Comprehensive Plan. Intensity of use is accomplished through appropriate zoning and is an important consideration to the welfare and sustainability of an area. This is especially important when a new commercial use is introduced adjacent to a predominately single-family residential area, as is proposed in this Planned Unit Development. Therefore, the proposed use is consistent with the category description of the functional land use category and the intensity and scale of the project is consistent with the intent of the 2045 Comprehensive Plan.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

Yes. The 7.12-acre subject site is located on the west side of SR A1A, across the street from Mayport Elementary School. Puckett Creek and Pucreekett Creek are accessed directly from the subject site. A narrow easement of land, owned by the City of Atlantic Beach, lies between the subject site and SR A1A. A1A is classified as a minor arterial. The subject site is located between Mayport Road and Wonderwood Drive, both of which are also classified as minor arterial roadways. The applicant seeks a rezoning to change the zoning designation from RMD-C to PUD. A companion land use amendment is pending concurrently with this rezoning via Ordinance 2024-910 to amend the Future Land Use Map (FLUM) of the Future Land Use Element (FLUE) from MDR to CGC to permit the development of commercial uses consistent with the CGC land use category.

According to Category Descriptions of the Future Land Use Element (FLUE), Medium Density Residential (MDR) in the Suburban Area is intended to provide compact medium density development at up to 30 dwelling units per acre when the site does not abut land in LDR or RR;

except for sites within the CHHA where the maximum gross density shall be 20 units per acre, unless appropriate mitigation is provided consistent with the City's CHHA policies.

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. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

All the uses within the Written Description of the proposed PUD rezoning are consistent with the CGC land use category. The Written Description precludes residential except for one (1) apartment for an on-site, live-in manager, overnight watchman and/or security person.

This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and does further the following goals, objectives and policies contained herein, including:

Future Land Use Element:

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 1.1.8 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 1.1.22 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.

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.

(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.

(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 proposed functional land use category 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 inconsistent 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. 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 Site Plan shows a single entrance from State Road A1A which will need to be approved and permitted through FDOT. On site there is a single drive aisle which will allow access to all of the storage units and facilities
- Traffic and pedestrian circulation patterns: Parking for the project will be provided within the individual units and in front of the units. For any additional parking the Written Description calls for shared parking agreements to be met during the Verification of Substantial Compliance process.
- The particular land uses proposed and the conditions and limitations thereon: The PUD is proposing to add outdoor storage uses along with a limited number of CCG-1 uses. The additional storage use will not create any adverse impacts inconsistent with the surrounding uses and other uses along A1A in the area.

(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 not achieved by the following:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The applicant is proposing to utilize the existing wetland areas on the south end of the site as a natural buffer between the site and the surrounding residential properties. In the areas where the wetlands do not act as a buffer the site will provide a landscaped area consistent with Part 12.
- 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	MDR	RMD-D /RMD-MH	Single Family Dwellings/ Church
South	MDR	PUD	Townhomes
East	PBF/LDR	PBF-1/ RLD-60	Public School / Single family Dwellings
West	MDR	RMD-C	Multifamily Units

(6) Intensity of Development

The proposed development is consistent with the Community General Commercial (CGC) functional land use category as a commercial outdoor storage facility.

- The existing residential density and intensity of use of surrounding lands: There are single family dwellings (townhomes) to the south, and multi-family units to the west. Between the proposed project and both of the residential areas is a wetland and marsh area which will be used as a natural buffer.
- Access Points: State Road A1A is an FDOT right of way. Permitting for access to this ROW shall be through FDOT.

(7) Usable open spaces plazas, recreation areas.

The project is not required to be developed with the required amount of open space or recreation area.

(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 identify 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.

Off street parking will be provided in accordance with Part 6 of the Zoning Code, as it may be amended, with the following additional and superseding provisions:

1. Parking shall be provided in garages, driveways, or common parking in accordance with the following standards: For storage uses, including private automobile/vehicle and boat/vessel garage condominiums and associated commercial/retail services 0 spaces.
2. Shared parking can be used to satisfy required parking.
 - a. When two or more uses occupy the same building and when the hours of operation do not overlap, the parking for the use that needs the most parking shall suffice for all uses.
 - b. Shared parking must be provided within 400 feet of the business(es) being served. In the verification of substantial compliance process pursuant to Section 656.341(g), Zoning Code, upon submittal to the Planning and Development Department of a study of proposed parking for a mix of identified uses, the total parking requirements for such uses may be reduced to not less than eighty (80) percent of the sum of the amount required for each separate identified use.
3. The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

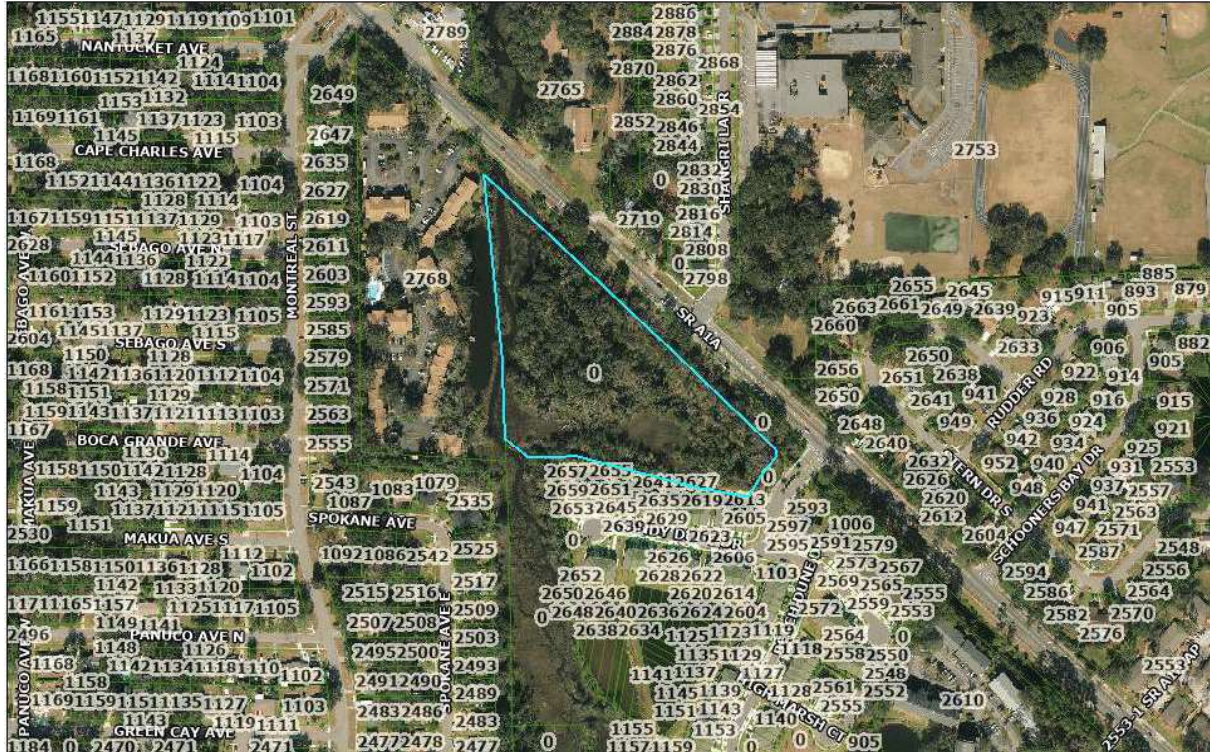
Upon visual inspection of the subject property on December 31, 2024, the required Notice of Public Hearing sign were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2024-0911** be **APPROVED** with the following exhibits:

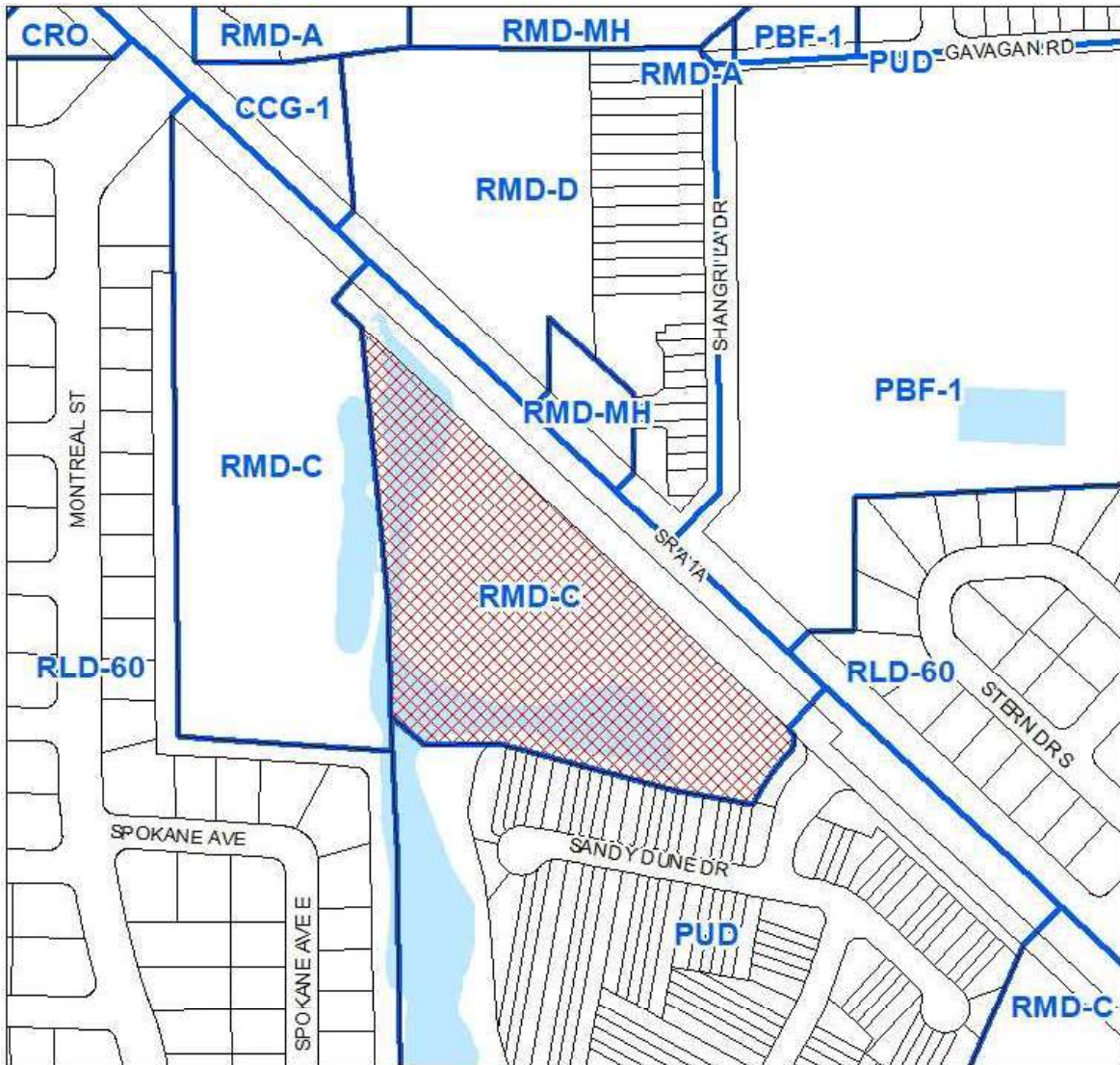
1. The original legal description dated September 9, 2024
2. The original written description dated October 4, 2024
3. The original site plan dated April 12, 2024

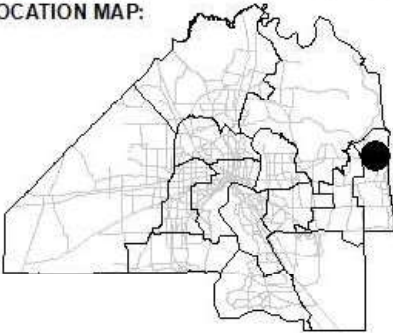
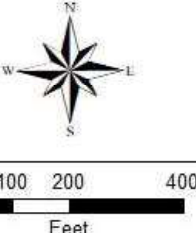


Aerial View



View of the Subject Site



<p>REQUEST SOUGHT:</p> <p>FROM: RMD-C</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>13</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2024-0911</p>	<p>TRACKING NUMBER</p> <p>T-2024-5856</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Legal Map