



Planning Department conditions:

- 1. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (0.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed fifteen feet (15 ft.). An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.**

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

Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
David Hacker	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 2023-200 TO**  
**PLANNED UNIT DEVELOPMENT**

**APRIL 20, 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 **2023-200** to Planned Unit Development.

***Location:*** East side of New Kings Road between Dunn Avenue and Woodley Road

***Real Estate Number(s):*** 003814-0100

***Current Zoning District(s):*** Residential Rural-Acre (RR-Acre)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Low Density Residential (LDR)

***Proposed Land Use Category:*** Light Industrial (LI)

***Planning District:*** North, District 6

***Applicant/Agent:*** Evin Herzberg  
12483 Aladdin Road  
Jacksonville Florida 32223

***Owner:*** Brian Lewis  
10938 Majuro Drive  
Jacksonville Florida 32246

***Staff Recommendation:*** **APPROVE WITH CONDITION**

**GENERAL INFORMATION**

Application for Planned Unit Development 2023-200 seeks to rezone approximately 4.16 acres of land from Residential Rural-Acre (RR-Acre) to PUD. The rezoning to PUD is being sought to allow a maximum of 56,000 square feet of office, warehousing, general trades contractors, vocational schools, animal hospitals and fitness centers.

## 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 2030 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) 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 2030 Comprehensive Plan. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5793-23C (Ordinance 2023-199) that seeks to amend the portion of the site that is within the Low Density Residential (LDR) land use category to Light Industrial (LI). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5793-23C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 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 2030 Comprehensive Plan?***

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element:**

**Policy 1.1.12** Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

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

**Policy 3.2.7** The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

**Objective 6.3** The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

***(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 2030 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): Low Density Residential (LDR). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-5793-23C (Ordinance 2023-199) that seeks to amend the portion of land that is within the Low Density Residential (LDR) land use category to Light Industrial (LI). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 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 an office, warehouse, and industrial uses. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 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 and variety of building groupings: The site plan shows two buildings. The larger building is being used to reduce vehicular traffic noise from New Kings Road.
- The separation and buffering of vehicular use areas and sections of vehicular use areas: The site plan shows the parking area with standard drive aisles and terminal islands.
- Compatible relationship between land uses in a mixed use project: The written description includes uses that are allowed in the IL Zoning District, while omitting any permissible uses or uses that may create objectionable impacts.

### ***(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 written description includes restriction on lighting that will protect the residential dwelling to the east. Also the owner is requesting to relocate the required landscaping from the parking area to the uncomplementary buffer on the east property line. The additional planting material will mitigate any potential impact of the proposed uses.
- 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>	LI	PUD (04-1090)	Industrial warehouse
<b>South</b>	CGC	PUD (88-1311)	Retention pond, commercial uses
<b>East</b>	LDR	PUD (87-861)	Single family subdivision
<b>West</b>	LI	IL	Automobile auction, trailer manufacturer

- 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 written description limits the maximum building height to 30 feet, below the maximum 35 feet allowed in the residential PUD to the east. Additionally, the PUD proposes increased landscape plants on the east and limitations on the type of lighting.

### ***(6) Intensity of Development***

The proposed development is consistent with the Light Industrial (IL) functional land use category for office, warehouse and similar uses. The PUD is appropriate at this location because the written description limits many of the intensive uses which are found in the IL Zoning District.

- 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 written description addresses three main areas of concern; lighting, landscape buffer and types of uses. There is a restriction on the height and type of lighting permitted which will protect the residential dwellings to the east. The owner will relocate the required landscaping from the parking area to the uncomplementary buffer on the east property line which will increase the density and opacity of the buffer. Finally, the PUD has omitted several uses that normally would be permitted in the IL Zoning District. Deleting these uses will preserve the privacy of the existing residential dwellings.
- The availability and location of utility services and public facilities and services: New Kings Road is a FDOT controlled right of way.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: FDOT indicates that New Kings Road has sufficient capacity to accommodate the proposed development.

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

The project will be developed with the required amount of open space. A recreation area is not required for commercial/industrial use.

***(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 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 2030 Comprehensive Plan.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on April 12, 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 **2023-200** be **APPROVED with the following exhibits:**

1. The original legal description dated January 25, 2023.
2. The original written description dated November 1, 2022.
3. The original site plan dated January 20, 2023.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2023-200** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (0.5) foot candles (“f.c.”) when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed fifteen feet (15 ft.). An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.



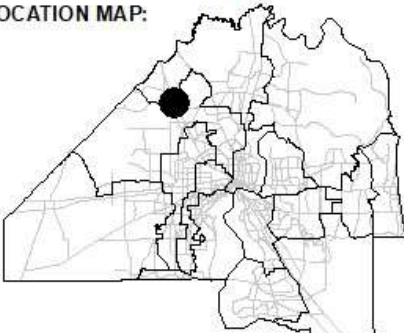

View of subject property





Aerial view of subject property



<p>REQUEST SOUGHT:</p> <p><b>FROM: RR-ACRE</b></p> <p><b>TO: PUD</b></p>	<p>LOCATION MAP:</p> 	 <p>0 100 200 400</p> <p>Feet</p> <p>COUNCIL DISTRICT:</p> <p><b>7</b></p>
<p>ORDINANCE NUMBER</p> <p><b>ORD-2023-0200</b></p>	<p>TRACKING NUMBER</p> <p><b>T-2023-4720</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>