



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
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Jacksonville, FL 32202
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March 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.: 2023-425

Application for: Dames Point Crossing 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 with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. **The original legal description dated April 24, 2023.**
2. **The revised written description dated November 1, 2023.**
3. **The revised site plan dated February 1, 2024.**

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. **Any applicable permitted use shall meet the additional performance standards as listed in Section 656.399.62.E.4 of the Zoning Code.**
2. **The PUD and adjacent parcels may have cross access agreements to share the proposed access points. The final location and number of all access points is subject to the review and approval of the City traffic engineer and the City Planning and Development Department.**

3. The maximum lot coverage shall be 35%.
4. Administrative Modifications & Minor Modifications under the City Zoning Code 656.341 are excluded where the proposed PUD modification would alter or supersede the provisions of the Renew Arlington Zoning Overlay. Such Modifications shall be processed as a rezoning to allow for procedural review and approval.
5. Any design criteria in the Renew Arlington Zoning Overlay that refers to a public right-of-way or collector roadway shall apply to Dames Point Crossing Boulevard.
6. The Covenants and Restrictions as required in Ordinance 2003-192-E Section 3.c. shall remain in effect for this parcel unless removed in accordance with Florida Statutes.

Planning Department conditions:

1. Any applicable permitted use shall meet the additional performance standards as listed in Section 656.399.62.E.4 of the Zoning Code.
2. The PUD and adjacent parcels may have cross access agreements to share the proposed access points. The final location and number of all access points is subject to the review and approval of the City traffic engineer and the City Planning and Development Department.
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Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition. The Commissioners had some concerns about the conditions, but decided to approve with the conditions.

Planning Commission Vote: **7-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Absent
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Julius Harden	Absent
Mon'e Holder	Aye
Ali Marar	Aye
Jack Meeks	Aye

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Bruce E. Lewis". The signature is fluid and cursive, with the first name "Bruce" being more prominent.

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 2023-0425 TO
PLANNED UNIT DEVELOPMENT

MARCH 7, 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 **2023-0425** to Planned Unit Development.

Location: 0 Dames Point Crossing Boulevard, between Merrill Road and Dames Point Crossing Boulevard North

Real Estate Numbers: 112897 1545

Current Zoning Districts: Planned Unit Development 2003-0192-E (PUD)

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 1

Applicant/Agent: Charles Blumstein, Esq.
Blumstein Law
P.O. Box 330583
Atlantic Beach, FL 32233

Owner: Autozim LLC
10700 Beach Boulevard
Jacksonville, FL 32246

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2023-0425** seeks to rezone approximately 0.52± acres of land from Planned Unit Development **2003-0192-E** (PUD) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for a small scale warehousing business.

The subject property is currently part of the larger Planned Unit Development passed in 2003. The original PUD does not permit for a warehousing use, which is why the applicant is seeking the rezoning.

The property is also located within the boundaries of the Renew Arlington CRA and the Renew Arlington Zoning Overlay. This application was presented to the Renew Arlington CRA Advisory Board on February 14, 2024 and voted to recommend approval with six conditions. These conditions can be found in the attached memorandum dated February 21, 2024. The Planning Department has also listed those six conditions as conditions for this staff report.

PUD Ord. 2003-192-E was approved with the following conditions:

1. The development shall proceed in accordance with the revised Traffic Engineering Memorandum dated February 18, 2003, attached hereto and incorporated by this reference as Exhibit B, or as otherwise approved by the Traffic Engineer, FDOT, and Planning and Development Department.
2. A lighting plan shall be submitted to the Planning and Development Department for review and approval. The lighting plan shall specify light intensities, fixture heights and light type/sources.
3. The Covenants and Restrictions concerning the architectural design shall be submitted for review and approval of the Planning and Development Department prior to recording.

The Planning & Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:

1. The Department does not recommend forwarding the above listed conditions due to the proposed PUD only applying to a portion of the original PUD and the establishment of the Renew Arlington Zoning Overlay. The applicant has noted in the written description that they intend to comply with the overlay. Staff has also forwarded new conditions from the Renew Arlington CRA Advisory Board.

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.

Community/General Commercial (CGC) in the Urban Development Area 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 proposed commercial and other uses in the PUD written description are permitted in the CGC land use category. The subject site's proposed major and minor automotive repair is permitted as a commercial service in the CGC land use category in the Urban Development Area. The proposed small-scale warehouse may be permitted as an accessory use to a service establishment if it is located on a road that is classified as a collector or higher on the City's Functional Highway Classification Map. **However, Dames Point Crossing Boulevard is an unclassified road.**

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

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

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.

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.

(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): 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.

This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2045 Comprehensive Plan.

(3) Allocation of residential land use

This proposed Planned Unit Development request to permit the development of small scale warehousing. Moreover, 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 proposal Planned Unit Development shall be based on the following factors:

The use of existing and proposed landscaping: The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code and any applicable standards listed in the Renew Arlington Zoning Overlay.

The treatment of pedestrian ways: The development will either provide sidewalks compliant with the 2045 Comprehensive Plan or funding will be provided to the City's Sidewalk Fund, subject to the review and approval of the Planning and Development Department.

Traffic and pedestrian circulation patterns: The subject site is approximately .52 of an acre and

is accessible from Dames Point Crossing Blvd, a local facility. South of the subject site Merrill Rd between Hartsfield Rd and Southside Connector (SR 113) is currently operating at 123.1% of capacity. This segment currently has a maximum daily capacity of vehicles per day 39,492 (vpd) and average daily traffic of 48,633 vpd.

The Transportation Planning Division has issued the following comments:
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.

(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: The subject site is approximately 0.52 acres and is located near the intersection of Dames Point Crossing Blvd and Merrill Road. The surrounding area is primarily commercial in nature, with a hotel abutting to the north and an RV dealership and collision center located west of the site. The properties between the subject site and Merrill Road are 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	CGC	PUD 2003-0192-E	Hotel, medical office
South	CGC	PUD 2003-0192-E	Vacant
East	CGC	PUD 2003-0192-E	I-295 Expressway
West	CGC	PUD 2013-0098-E	RV Sales, Caliber Collision

(6) Intensity of Development

The proposed development would be consistent with the proposed CGC functional land use category to allow for small scale warehousing. The PUD is appropriate at this location and is consistent with the surrounding uses.

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer.

Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare and safety: Due to the location of the subject property, staff has added conditions recommended by the Renew Arlington CRA Advisory Board to ensure that the proposed development is in line with the Renew Arlington Zoning Overlay.

(7) Usable open spaces plazas, recreation areas.

There will be no open space plazas or recreational areas provided under this PUD, given the nature of the intended use and size of the property.

(8) Impact on wetlands

There are no wetlands on the subject property.

(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 will be provided in accordance with the Renew Arlington Zoning Overlay (Chapter 656, Part3, Subpart S.) and Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

Per the submitted written description, the development will either provide sidewalks compliant with the 2045 Comprehensive Plan or funding will be provided to the City's Sidewalk Fund, subject to the review and approval of the Planning and Development Department.

SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on **August 18, 2023** to the Planning and Development Department, that 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 Ordinance **2023-0425** be **APPROVED with the following exhibits:**

- 1. The original legal description dated April 24, 2023.**
- 2. The revised written description dated November 1, 2023.**
- 3. The revised site plan dated February 1, 2024.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2023-0425** be **APPROVED W/ CONDITIONS.**

1. Any applicable permitted use shall meet the additional performance standards as listed in Section 656.399.62.E.4 of the Zoning Code.
2. The PUD and adjacent parcels may have cross access agreements to share the proposed access points. The final location and number of all access points is subject to the review and approval of the City traffic engineer and the City Planning and Development Department.
3. The maximum lot coverage shall be 35%.
4. Administrative Modifications & Minor Modifications under the City Zoning Code 656.341 are excluded where the proposed PUD modification would alter or supersede the provisions of the Renew Arlington Zoning Overlay. Such Modifications shall be processed as a rezoning to allow for procedural review and approval.
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6. The Covenants and Restrictions as required in Ordinance 2003-192-E Section 3.c. shall remain in effect for this parcel unless removed in accordance with Florida Statutes.



Source: Planning & Development Department, 2/28/2024

Aerial view of the subject property, facing north.



Source: Planning & Development Department, 8/18/2023

View of the subject property from Dames Point Crossing Boulevard.



Source: Planning & Development Department, 08/18/2023

View of the neighboring hotel, located north of the subject site.



Source: Planning & Development Department, 08/18/2023

View of the neighboring collision center, located west of the subject site.



Source: Planning & Development Department, 08/18/2023

View of the neighboring RV dealership, located west of the subject site.

