



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
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August 22, 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.: 2024-538 **Application for: 5050 Sunbeam 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 with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

The original legal description dated May 23, 2024
The revised written description dated August 6, 2024
The original site plan dated February 28, 2024

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. The driveway connection on Sunbeam Road, closest to the intersection of Hood Road, shall be removed per Sec.654.115(C).
2. If a drive-thru is developed, at no time shall the queueing of the drive-thru extend to block a city street. A queueing analysis will be required.

Planning Department conditions:

1. The property shall be required to meet Part 12 Landscaping requirements of the Zoning Code.
2. The driveway connection on Sunbeam Road, closest to the intersection of Hood Road, shall be removed per Sec.654.115(C).
3. If a drive-thru is developed, at no time shall the queueing of the drive-thru extend to block a city street. A queueing analysis will be required.

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition. The agent argued that the properties along the road were constructed before the Zoning Code went into effect and no parcels have landscaping. A revised site plan will incorporate conditions 2 and 3. The Commissioners agreed that there is no reason to provide landscaping when no other parcels meet the Code.

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	Aye
Mon'e Holder	Aye
Ali Marar	Absent
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
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2024-0538 TO****PLANNED UNIT DEVELOPMENT****AUGUST 22, 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 **2024-0538** to Planned Unit Development.

<i>Location:</i>	5050 Sunbeam Road
<i>Real Estate Number(s):</i>	149085-0020
<i>Current Zoning District:</i>	Planned Unit Development (PUD)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Community General Commercial (CGC)
<i>Planning District:</i>	Southeast, District 3
<i>Council District:</i>	District 5
<i>Applicant/Agent:</i>	Paul Harden, Esq. Law Office of Paul Harden 1431 Riverplace Blvd, Suite 901 Jacksonville, FL 32207
<i>Owner:</i>	Norman Safar 5050 Sunbeam Road, Suite 1 Jacksonville, FL 32257 Rimoun Safar 5050 Sunbeam Road, Suite 1 Jacksonville, FL 32257
<i>Staff Recommendation:</i>	APPROVE WITH CONDITIONS

GENERAL INFORMATION

Application for Planned Unit Development **2024-0538** seeks to rezone approximately 1.00 acre of land from PUD (2020-0476) to PUD (2024-0538). The rezoning to PUD is being sought so that the property can add additional commercial uses and make changes to the previous site plan. The

proposed PUD seeks to add commercial uses, including restaurants with drive-in facilities, on-site consumption of all alcoholic beverages banks with drive-thru tellers and day care centers. Additional changes include decreasing the minimum rear yard setback from 10 feet to 0 feet to add parking; increase the maximum height of structure from 35 feet to 40 feet; and remove landscaping requirements along property boundaries.

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 1.00-acre subject site is located on the south side of Sunbeam Road at the southeast intersection of Sunbeam Road and Hood Road, both collector roadways. The site is currently in the CGC land use category and the Suburban Development Area.

The applicant seeks to rezone from PUD to PUD to provide for additional uses and a change to the site plan for a drive through use. The subject revised PUD continues to be consistent with the CGC land use category.

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. Transit-Oriented Developments (TOD), as defined in this element, are encouraged when in close proximity to an existing or planned JTA mass transit system station or Rapid Transit System (RTS). Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

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

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 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

The proposed uses will alter the existing structure as the site plan identifies “space for future stairs and walkway” structure to add another story to the structure. Additionally, the proposed site plan shows off-street parking spaces going up to the southern and eastern property lines, eliminating all landscape/buffer areas along those property boundaries.

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

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low sensitivity for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Airport Environment Zone

Height and Hazard Zone

The site is located within the 500-foot Height and Hazard Zone for the Naval Air Station Jacksonville. Zoning will limit development to a maximum height of 500 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d)

(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, except for the request to reduce required landscaping along all property boundaries.

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).

This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies 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. The agent/owner will need to submit a Mobility application and a CRC application to the Concurrency Office's email at the CMMSO@coj.net for review/fee assessment/approval.

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.

(3) Allocation of residential land use

This proposed Planned Unit Development does not intend to utilize lands for a multi-family development as this Planned Unit Development contains 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 with specific reference to the following:

The use of existing and proposed landscaping: The subject property was originally developed in 1982 not meeting the landscaping requirements of the Zoning Code today. The applicant is requesting to deviate from Part 12 requirements to not provide landscaping along all property boundaries. Staff has reviewed this request and does not support the reduction in landscaping and forwards a condition to require the property owner to meet all landscaping requirements of part 12.

The treatment of pedestrian ways: The property is fully developed with pedestrian access provided through sidewalks along both Hood Road and Sunbeam Road.

Traffic and pedestrian circulation patterns: Vehicular access to the property is via Sunbeam Road and Hood Road as shown on the Site Plan. Additionally, the site plan shows the traffic circulation

pattern for off-street parking spaces and the drive thru. Transportation and Traffic Engineering have reviewed the submitted Site Plan and forward the following conditions per Memo dated July 31, 2024:

- Eliminate one of the driveways on Sunbeam Rd. Remove the driveway closest to Hood Rd. Per 654.115 (C)
- If a drive-thru is proposed, at no time shall the queueing of the drive-thru extend to block a city street. A queueing analysis will be required.

The use and variety of building setback lines, separations, and buffering: Buffer requirements have been eliminated in order to increase parking along the southern property boundary. Setback standards are similar to those in commercial zoning districts including a 10-foot rear yard setback.

The separation and buffering of vehicular use areas and sections of vehicular use areas: According to the site plan, there are no buffer of vehicular use areas along the south and east boundaries that border adjacent properties. The applicant is looking to increase off-street parking by eliminating buffer requirements according to Park 12.

(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 proposed development is located in an area where office, warehousing, commercial and institutional uses function. Surrounding uses include:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	LI	IL	Store; Office; Service Garage; Warehouse
South	RPI	CO	Office
East	LI	IL	Shopping Center
West	CGC	PUD	Warehouse; Open Storage

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category according to the Land Use Review.

The availability and location of utility services and public facilities and services: According to the written description, JEA will provide electricity, sewer, and water.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property will have direct access to the proposed development via Sun Beam Road and Hood Road. The subject site is approximately 1.0 acres and is accessible by Sunbeam Road, a collector facility. Sunbeam Road between Craven Road and

Phillips Highway (US 1) is currently operating at 35% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 12,782 vpd.

The applicant requests 8,578 SF (ITE Code 822) which could produce 196 daily trips.

(7) Usable open spaces plazas, recreation areas.

The project is for commercial development and is not required to provide recreation areas.

(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, the written description states “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.

According to the site plan, the off-street parking does not include loading and unloading areas.

(11) Sidewalks, trails, and bikeways

According to the site plan, there is a sidewalk along the north and west property boundaries.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on **August 13, 2024**, the required Notice of Public Hearing sign **was** posted.



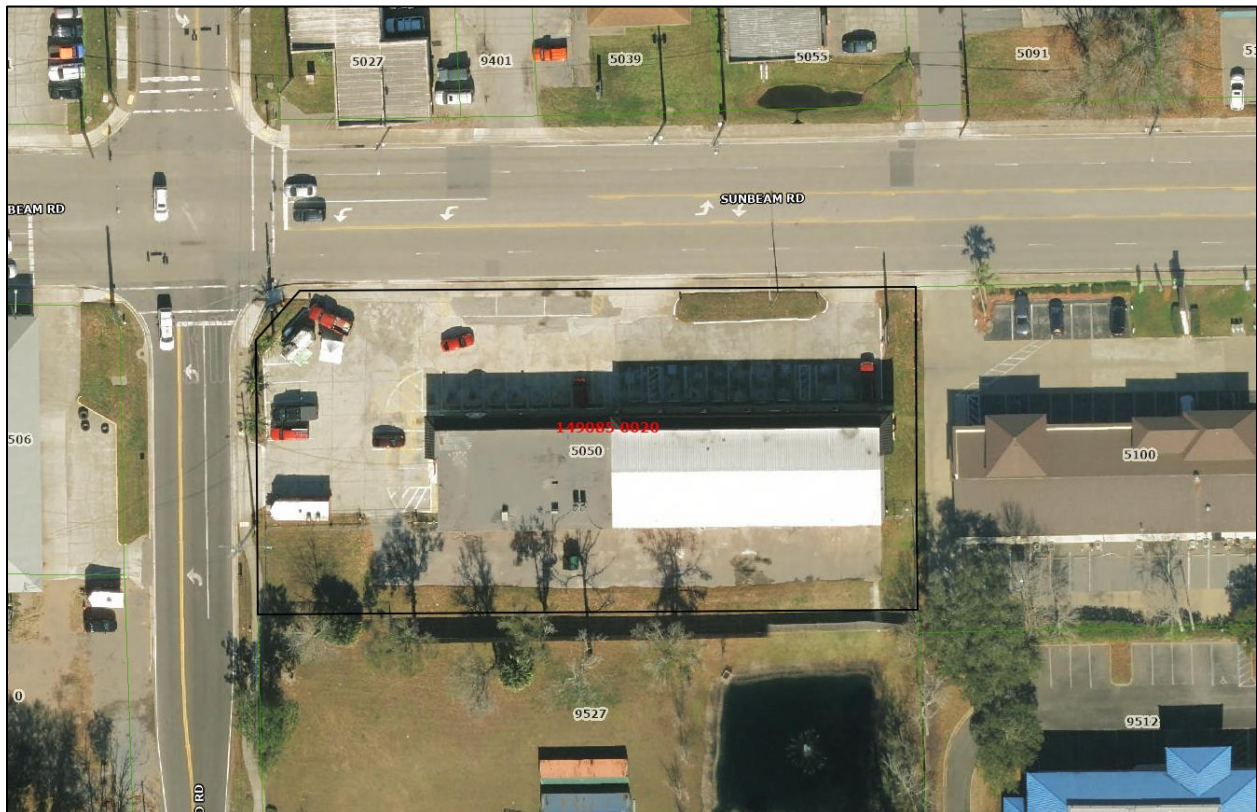
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2024-0538** be **APPROVED WITH CONDITIONS** with the following exhibits:

The original legal description dated May 23, 2024
The revised written description dated August 6, 2024
The original site plan dated February 28, 2024

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0538** be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. The property shall be required to meet Part 12 Landscaping requirements of the Zoning Code.
2. The driveway connection on Sunbeam Road, closest to the intersection of Hood Road, shall be removed per Sec.654.115(C).
3. If a drive-thru is developed, at no time shall the queueing of the drive-thru extend to block a city street. A queueing analysis will be required.



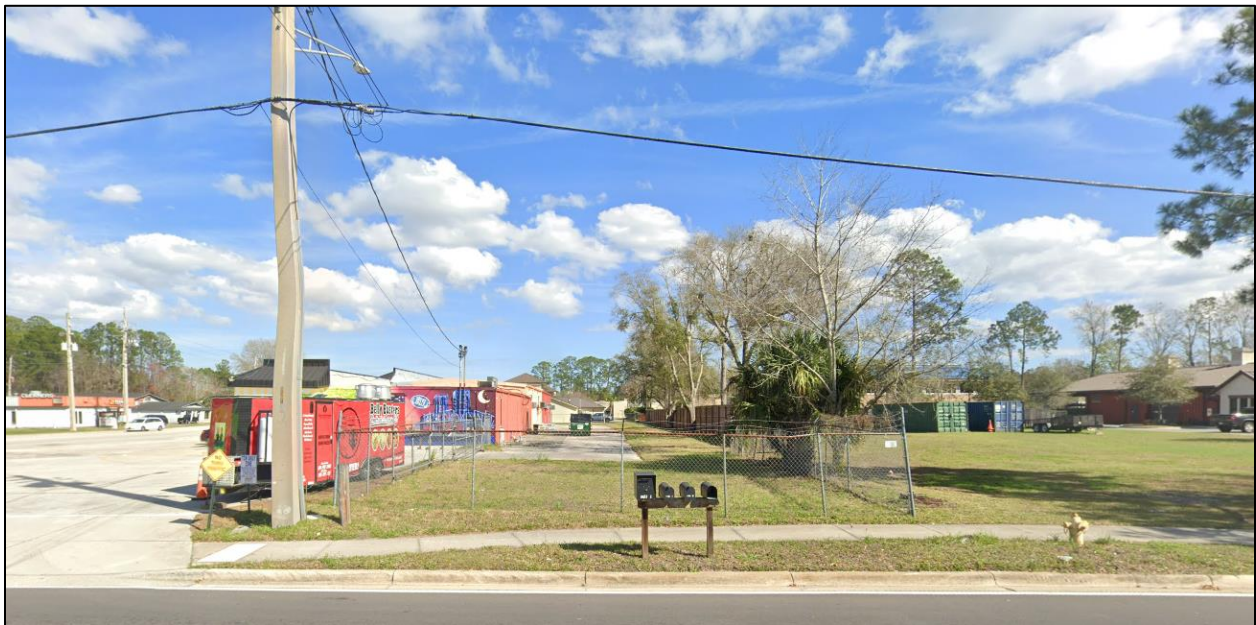
Aerial View of Subject Property

Source: JaxGIS Maps



View of Property from Sunbeam Road

Source: Planning & Development Department



View of Property from Hood Road

Source: GoogleMaps



Existing Driveway access along Sunbeam Road

Source: GoogleMaps

