



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

September 19, 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.: 2024-523

Application for: Wingate Storage 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 April 16, 2024.
2. The revised written description dated September 11, 2024.
3. The original site plan dated April, 2024.

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: **6-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Julius Harden	Absent
Mon'e Holder	Absent
Ali Marar	Aye
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
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 2024-0523 TO
PLANNED UNIT DEVELOPMENT
SEPTEMBER 19, 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 **2024-0523** to Planned Unit Development.

<i>Location:</i>	0 Wingate Road North Wingate Road and Dobson Drive
<i>Real Estate Number(s):</i>	019983-0000
<i>Current Zoning District(s):</i>	Residential Medium Density-A (RMD-A)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Medium Density Residential (MDR)
<i>Proposed Land Use Category:</i>	Community/ General Commercial (CGC)
<i>Planning District:</i>	North, District 6
<i>Council District:</i>	District 8
<i>Applicant/Agent:</i>	Blair Knighting Kimley Horn and Associates, Inc. 12740 Gran Bay Parkway West, Suite 2350 Jacksonville, Florida 32258
<i>Owner:</i>	Matt Miller 7800 Point Meadows Drive, Unit 821 Jacksonville, Florida 32218 Betty Johann-Miller 4309 Goya Street Las Vegas, Nevada. 89121 Loree Miller PO Box 16279 Jacksonville, Florida.

Melissa Miller
723-B NE 9th Avenue
Gainesville, Florida. 32601

Staff Recommendation:

APPROVE

GENERAL INFORMATION

Application for Planned Unit Development **2024-0523** seeks to rezone approximately 4.19 acres of land from Residential Medium Density-A (RMD-A) to PUD. The rezoning to PUD is being sought to allow a maximum of 120,000 square feet of commercial uses consisting of general commercial and personal property storage uses, including outdoor storage. The PUD differs from the normal code by allowing the parking to be based of the ITE standard rate of 1 space per 10,000 square feet for storage facilities. The Zoning Code requires 1 space per 2000 square feet.

There is a companion Small Scale Land Use Amendment **2024-0522** which seeks to change a portion of the Subject Site from Medium Density Residential (LDR) to Community/ General Commercial (CGC). Staff is also recommending approval of 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. The 4.19-acre subject site is a portion of the property located at 0 Wingate Road North, at the corner of Wingate Road North and Dunn Avenue (SR-104), a minor arterial roadway. The subject site is in Council District 8 and in Planning District 6 North.

The site is currently being amended under a companion land use application, ordinance 2024-0522, from Medium Density Residential (MDR) to Community General Commercial (CGC) within the Suburban Development Area. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services; abut a roadway classified as a collector or higher on the Functional Highway Classification Map; and which are located in areas with an existing mix of non-residential uses.

The applicant seeks to rezone RMD-A to PUD to allow for personal property storage inside a warehouse building.

(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:

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 1.1.22 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.

(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): Medium Density Residential (MDR). There is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5939-24C (Ordinance 2024-0522) that seeks to amend the portion of land that is within the Medium Density Residential (MDR) land use category to 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.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for commercial uses. No residential uses are proposed within the PUD.

(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 one structure on the subject site which will be up to 120,000 square feet and will be limited to 3 stories in height.
- **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, and landscape buffers on the North, South and West side of the structures. Additionally, the outdoor storage area will be separated from the structure by a visual barrier and drive aisle north of the structure.
- **Compatible relationship between land uses in a mixed-use project:** The written description includes uses that all of the uses would be commercial and fall within a commercial Land Use Category if 2024-0522 is approved. The proposed PUD is compatible with the proposed Land Use Category that would be over the entire site.
- **Landscaping:** Landscaping will follow part 12 of the code.

(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 perimeter of the proposed project is made up of Vehicle Use areas, and Landscape Buffers.
- **Ingress and Egress:** The proposed accesses are located on Wingate Road, which is a local road. The property abuts Dunn Aven which is a FDOT Minor Arterial Roadway. No access points are proposed on the State Road.

- **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-A	Vacant Residential
South	MDR	RMD-A	Vacant Residential
East	MDR	RMD-A	Vacant Residential
West	CGC	CCG-1	Vacant Commercial

(6) Intensity of Development

The proposed development is consistent with the Community/ General Commercial (CGC) functional land use category for the proposed uses. The PUD is appropriate at this location given its location on Dunn Avenue (A Minor Arterial Roadway) and its proximity to many residential properties which will be able to utilize the proposed storage use.

- The availability and location of utility services and public facilities and services: Public Services are available at the subject site, utilizing existing services under Dunn Avenue.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject site is located on a Minor Arterial Roadway and is .62+/- miles east of the Dunn Avenue and I-295 Interchange.

Transportation Planning Division Comments: The subject site is approximately 10.00 acres and is accessible via Wingate Road North, a local facility intersecting Dunn Avenue (SR-104), a minor arterial road. Dunn Avenue between Interstate 295 and Dobson Drive is currently operating at 61% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 22,400 vpd.

The applicant requests 120,000 SF of Storage (ITE Code 151) which could produce 174 daily trips.

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.

(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 does identify any wetlands on-site. 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 utilizing the ITE Standards for Storage Facilities which is 1 space per 10,000 square feet of floor area. The development will provide 14 parking 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 12, 2024, the required Notice of Public Hearing sign was posted.



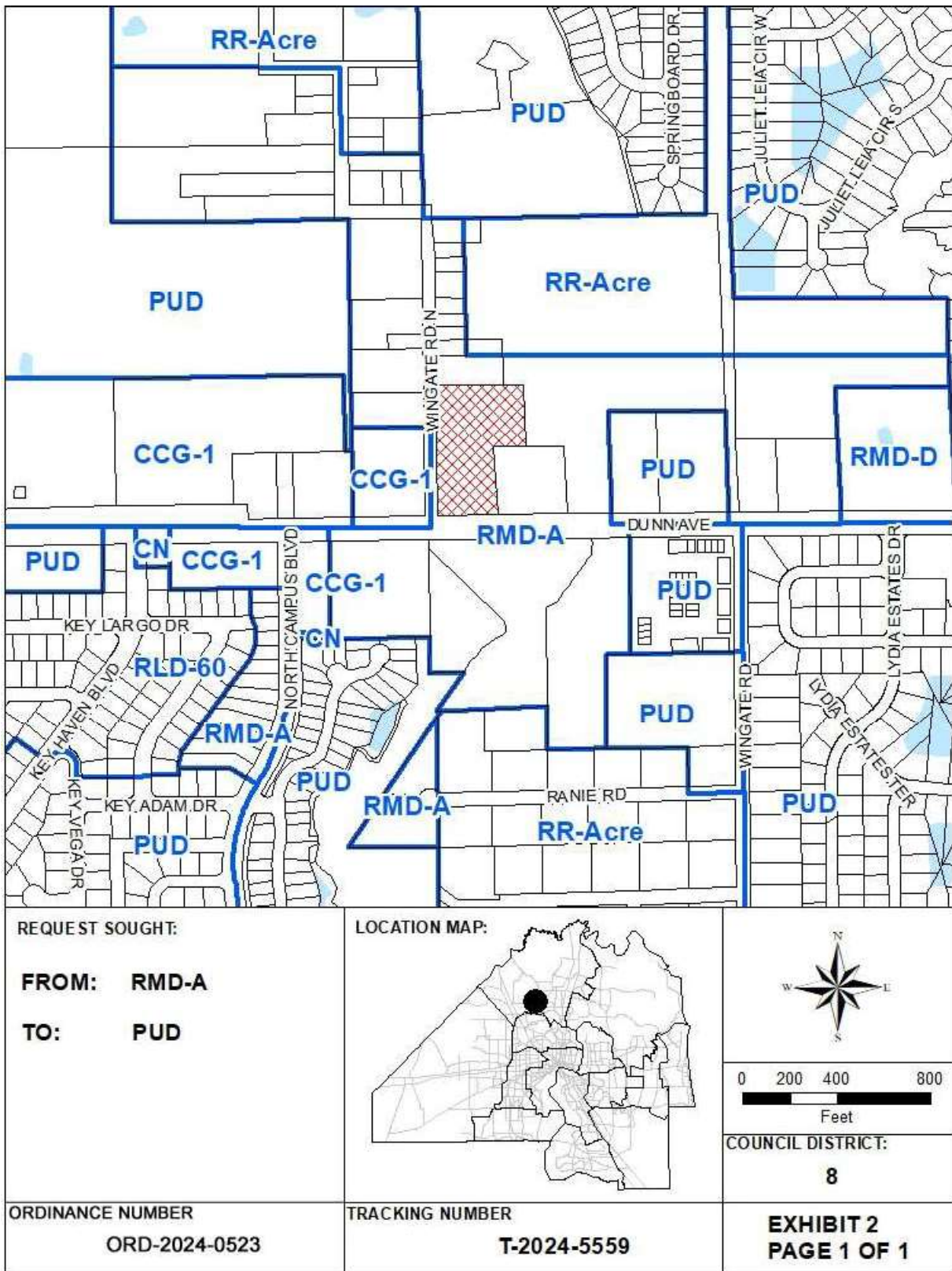
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the Application for Rezoning **2024-0523** be **APPROVED with the following exhibits:**

1. The original legal description dated April 16, 2024.
2. The revised written description dated September 11, 2024.
3. The original site plan dated April, 2024.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0523** be **APPROVED**.





Legal Map