



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

December 5, 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.: 2024-867

Application for: 11000 Beach Blvd 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 August 7, 2024.**
- 2. The original written description dated September 24, 2024.**
- 3. The original site plan dated August 7, 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: **7-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Absent
Charles Garrison	Aye
Julius Harden	Aye
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
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-0867 TO
PLANNED UNIT DEVELOPMENT

DECEMBER 5, 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 **2024-0867** to Planned Unit Development.

Location: 11000 Beach Boulevard

Real Estate Numbers: 165412-2000

Current Zoning Districts: Commercial Community/General-2 (CCG-2)
Planned Unit Development (2007-1243)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Southeast, District 3

Council District: District 4

Applicant/Agent: Cyndy Trimmer, Esq.
Driver, McAfee, Hawthorne and Diebenow, PLLC
1 Independent Drive, Suite 1200
Jacksonville, Florida 32202

Owner: Pamela Equities Corp.
18 E 50th Street, 10 Floor
New York, New York. 10022

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2024-0867** seeks to rezone approximately 11.01± acres of land from Commercial Community/General-2 (CCG-2) and Planned Unit Development (PUD-2007-1243) to Planned Unit Development (PUD). The rezoning is being sought in order to develop the property with a maximum of 294 multi-family units. The subject site is the former sight of a commercial shopping plaza that is located behind two commercial outparcels. Access to the subject

site will be via a shared driveway through the two outparcels with frontage Beach Boulevard (US 90).

The previous PUD on the South half of the subject site was approved with the following conditions:

- 1.) Development shall proceed in accordance with the Development Service Division Memorandum dated December 5, 2007, or as otherwise approved by the Development Services Division and the Planning and Development Department.
- 2.) No Outside Storage is permitted.
- 3.) Light Manufacturing and processing uses within the building shall not be closer than 100 feet to the southern property line, and shall not be closer than 60 feet to the western property line.
- 4.) Lighting shall be designed and installed to prevent glare and excessive light on the adjacent residentially zoned property. The lighting plan shall be subject to the review and approval of the Planning and Development Department prior to final building permit approval.

The Planning and Development Department has reviewed the previous conditions and do not believe they should move forward with the new PUD as the previous PUD was for a commercial use.

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 11.01-acre subject site is located at 11000 Beach Boulevard, a principal arterial roadway, between Providence Drive and St. Johns Bluff Road South. The subject site is in Council District 4, Planning District 3 (Southeast), and the Urban Development Area.

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. CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential uses is encouraged to provide support for commercial and other uses.

Single-use multi-family development is permitted when 50 percent or more of the contiguous CGC category land area within up to one quarter of a mile radius is developed for non-residential uses.

The maximum gross density in the Urban Area shall be 40 units/acre and there shall be no minimum density. The PUD meets these requirements.

The applicant seeks to rezone CCG-2 and PUD to PUD to permit a multi-family development with 294 dwelling units.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 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 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:

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 1.1.21 Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

- A. Foster vibrant, viable communities and economic development opportunities;
- B. Address outdated development patterns; and/or
- C. Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

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.

Policy 3.1.5 The City shall provide opportunities for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the

City's households as described in the Housing Element.

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 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 categories 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.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to permit the development of up to 294 multi-family dwellings. 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 the proposed Planned Unit Development shall be based on the following factors:

The existence or absence of, and the location of open spaces, plazas, recreational areas and

common areas: Active recreation will be provided with amenity/recreation areas for the Residential Parcel uses as required by Policy 2.2.5 of the Recreation and Open Space Element of the 2045 Comprehensive Plan.

The use of existing and proposed landscaping: Landscaping and tree protection shall be provided in accordance with Part 12 of the City of Jacksonville Zoning Code.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using a shared access drive through the two outparcels out to Beach Boulevard.

- Beach Boulevard is an FDOT right of way and permitting for access to this ROW shall be through FDOT.

The use and variety of building setback lines, separations, and buffering: The proposed development of 294 multi-family dwellings will follow setback regulations smaller than the RMD zoning districts, however the Site Plan shows the single structure set further back than the standard districts surrounded by a vehicle use 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 achieved by the following:

The type, number and location of surrounding external uses: The proposed development is located south of Beach Boulevard, a FDOT Principal Arterial Roadway. The area north, and east of the site is heavily commercialized along the Beach Boulevard Commercial Corridor. Properties to the east and south of the subject site are developed with a mobile home park. Additionally, The edge Towncenter apartments nearby are zoned RMD-C, and the Pine Meadows Apartments which are Zoned PUD-2002-1169.

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	CCG-2	Commercial Outparcels
South	MDR	RMD-MH/ RMD-C	Mobile Home Park, Vacant Residential
East	CGC/MDR	CCG-1/ RMD-C	Commercial Retail, Vacant Residential
West	CGC/MDR	CCG-2/RMD-MH	Mobile Home Park

(6) Intensity of Development

The proposed development is consistent with the proposed CGC functional land use category and will allow for the development of up to 294 multi-family dwellings and commercial uses. The PUD is appropriate at this location because it is consistent with the surrounding residential and commercial 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. There is an existing 8-inch and 16 inch water main along Beach Boulevard and existing 8 inch force main along Beach Boulevard.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

Access to the site is proposed via Beach Bouelvard (US 90). The applicant will need to coordinate with FDOT Permits and Access Management for the proposed driveway connection to Beach Boulevard. FDOT was requested to provide a review for the application, but a review has not been received as of 11/26/24, when the review is received it will be available for review in the application file.

School Capacity:

School Impact Analysis:

Analysis based on maximum dwelling units: 294

School Type	CSA ¹	2024-25 Enrollment/CSA	Current Utilization (%)	New Student/Development ³	5-Year Utilization (%)	Available Seats - CSA ²	Available Seats - Adjacent CSA 3,4 & 5
Elementary	3	7,147	53%	36	75%	775	3,392
Middle	4	3,508	71%	14	70%	1,269	745
High	3	4,494	89%	21	85%	705	590
Total New Students				71			

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

(7) Usable open spaces plazas, recreation areas.

Active recreation will be provided with amenity/recreation areas for the Residential Parcel uses as required by Policy 2.2.5 of the Recreation and Open Space Element of the 2045 Comprehensive Plan.

(8) Impact on wetlands

Review of City data does not indicate the potential existence of wetlands on the subject site. Any wetlands found to be impacted on the subject site will be required to go through Federal, State, and local permitting processes for development.

(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 requirements for multiple-family dwellings (apartments or condominiums) shall be provided at a minimum rate of 1.75 spaces per dwelling unit and separately designated guest and loading spaces are not required. Parking requirements for all other uses (including townhomes) shall be provided pursuant to Part 6 of the Zoning Code. Parking space dimensions and back up shall comply with Zoning Code Section 656.607. One (1) way drive aisles shall be a minimum of sixteen (16) feet in width.

(11) Sidewalks, trails, and bikeways

Pedestrian right of way networks will be required to comply with the 2045 Comprehensive Plan and City Regulations.

SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on November 19, 2024 to the Planning and Development Department that the 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 Ordinance 2024-0867 be **APPROVED with the following exhibits:**

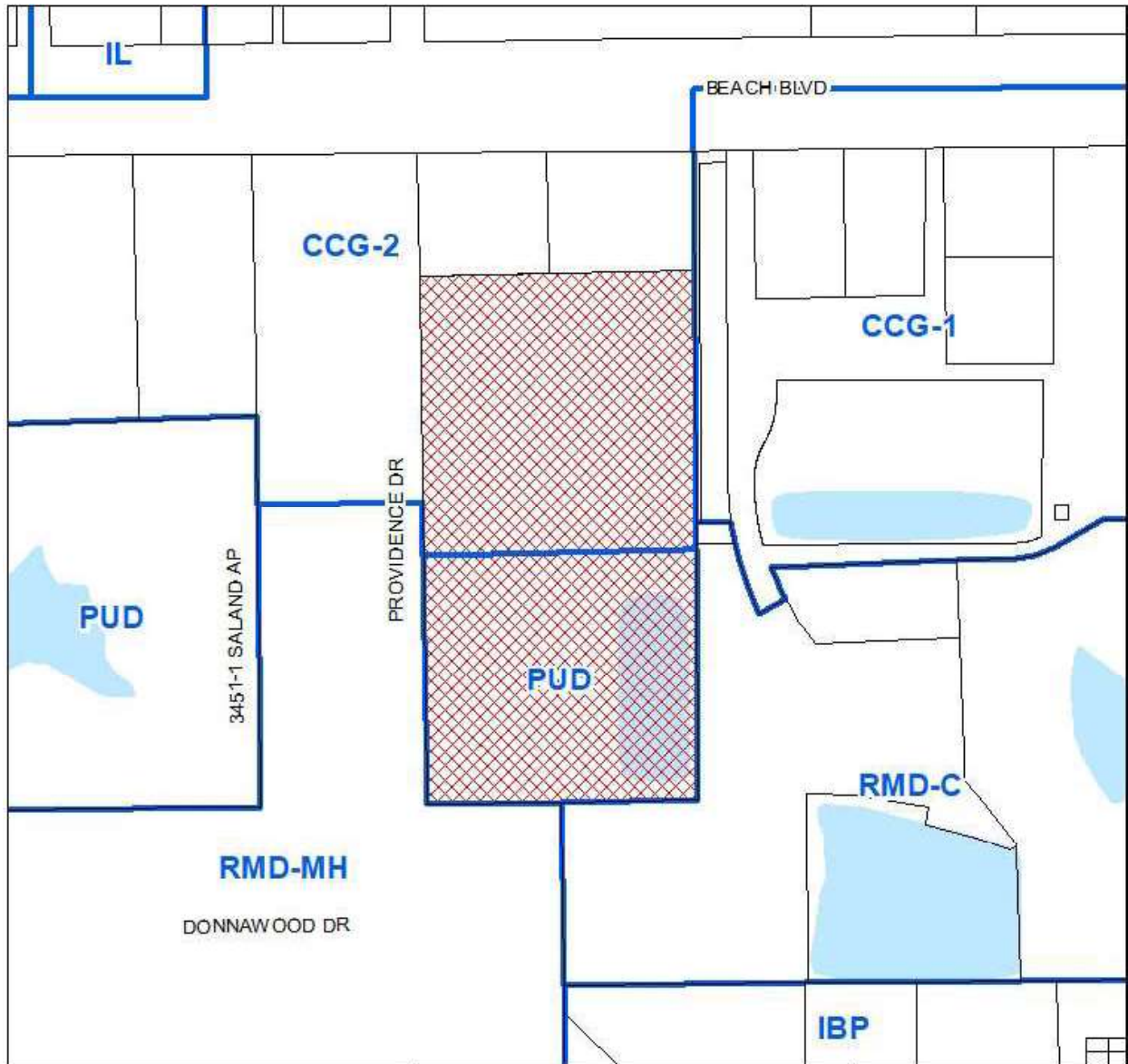
- 1. The original legal description dated August 7, 2024.**
- 2. The original written description dated September 24, 2024.**
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Aerial View



View of the Subject Site and drive aisle

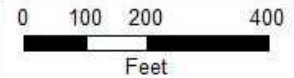
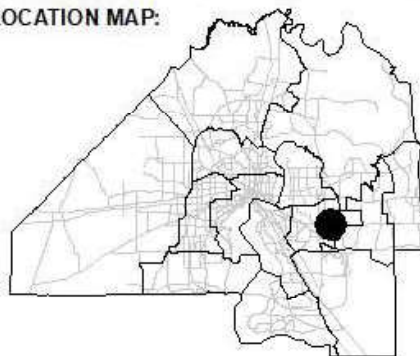


REQUEST SOUGHT:

FROM: CCG-2 & PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

4

ORDINANCE NUMBER

ORD-2024-0867

TRACKING NUMBER

T-2024-5839

EXHIBIT 2
PAGE 1 OF 1

Legal Map