



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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Jacksonville.gov

January 23, 2025

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.: 2024-0827 Application for: Greenland Ridge 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 w/ Conditions**

Planning Commission Recommendation: **Approve w/ Conditions**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated July 17, 2024
2. The Revised Written Description dated November 3, 2024
3. The Revised Site Plan dated November 3, 2024

Planning Commission Conditions:

1. The Developer will conduct a traffic study pursuant to LDPM 1.1.11 which will, at a minimum, include a study of the intersection of Business Park Boulevard and Philips Highway along with a study of the intersection of Business Park Boulevard and Phillips Parkway Drive East.
2. The proposed truck and trailer spaces will include a maximum of 60 spaces.

Planning Department Conditions:

1. The Developer will conduct a traffic study pursuant to LDPM 1.1.11 which will, at a minimum, include a study of the intersection of Business Park Boulevard and Philips Highway along with a study of the intersection of Business Park Boulevard and Phillips Parkway Drive East.
2. The proposed truck and trailer spaces will include a maximum of 60 spaces.

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: **8-0**

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

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

Sincerely,



Erin L. Abney, MPA

Chief, Current Planning Division
Planning & Development Department
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-827 TO
PLANNED UNIT DEVELOPMENT

JANUARY 23, 2025

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 **2024-827** to Planned Unit Development.

Location: 6810 and 6820 Greenland Ridge Lane North

Real Estate Number(s): 167859-0500, 167828-1010, 167829-0030,
167829-0000, 167829-0046, 167829-0040

Current Zoning District(s): Residential Rural-Acre (RR-Acre)
Residential Low Density-90 (RLD-90)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Light Industrial (LI)

Planning District: Southeast, District 3

Council District: District 11

Applicant/Agent: Cyndy Trimmer, Esq.
DMH & D, PLLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

Owner: Sharon Burnetter
12666 Mandarin Road
Jacksonville, Florida 32223

Linda Gilyard
6810 Greenland Ridge Lane North
Jacksonville, Florida 32256

Carolyn Gilyard
6810 Greenland Ridge Lane North
Jacksonville, Florida 32256

Soloman Odom
5290 Terra Verde Lane South
Jacksonville, Florida 32258

Staff Recommendation:

APPROVE W/ CONDITIONS

GENERAL INFORMATION

Application for Planned Unit Development **2024-827** seeks to rezone approximately 10.6± acres of land from Residential Rural-Acre (RR-Acre) and Residential Low Density-90 (RLD-90) to PUD. The rezoning to PUD is being sought to allow outdoor storage of trucks and trailers, auto storage yards, warehousing, distribution facilities, light manufacturing and similar uses.

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 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 2045 Comprehensive Plan. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5966-24C (Ordinance 2024-826) 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-5966-24C be approved. 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. 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 of economic benefit and 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.

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 1.1.9 Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic Impacts
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout

(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 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-5966-22C (Ordinance 2024-826) 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 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 industrial and outdoor storage 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. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The written description states a 30-foot setback along the northern boundary. If outdoor storage is the primary use, then the setback will be landscaped in accordance with Part 12 of the Zoning Code.
- The use of existing and proposed landscaping: The Written description states that the development will comply with Part 12 Landscaping Regulations of the Zoning Code.
- Traffic and pedestrian circulation patterns: There will be one point of ingress/egress from Greenland Ridge Lane North. Transportation provided the following review:

The subject site is approximately 10.60 acres and is located on Greenland Ridge Lane N, a private roadway, that is accessible by Phillips Highway (US-1/SR-5), a principal arterial. Phillips Highway between Interstate 295 and Old St Augustine Road is currently operating at 81% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 29,500 vpd.

The applicant requests 461,736 SF of storage or 60 truck spaces (ITE Code 150) which could produce 790 daily trips.

- The use and variety of building setback lines, separations, and buffering: The intended plan of development uses setbacks common to the IL Zoning District. The written description also includes landscape buffers that exceed the requirement of the Zoning Code.
- Compatible relationship between land uses in a mixed-use project: The intended plan of development include permitted and permissible uses that are found in the IL Zoning Description, ensuring compatibility within the development.

(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 states that all uses will be conducted within an enclosed building, with the exception of outside storage. This will protect adjacent residents from noise, vibrations and odors from the proposed development.
- The type, number and location of surrounding external uses: There are industrial uses to the west and south. The proposed PUD application is a logical extension of the industrial uses in the area.
- 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	LDR	RR-Acre RLD-90	I-295, undeveloped
South	LI	IL	Industrial uses
East	LDR	RR-Acre	Single family dwellings
West	LI	IL	Industrial uses

- 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 states there will be a 130-foot-wide buffer along the east property line. Inside that buffer will be a 30-foot-wide landscape area. Included in the 130-foot buffer is a 100-foot-wide retention pond. The development will comply with Part 12 Regulations which will consist of a three (3) foot high visual screen along the eastern boundary. This buffer/screen will mitigate any obnoxious odors, vibrations and noise from the proposed development.

(6) Intensity of Development

The proposed development is consistent with the proposed Light Industrial (LI) functional land use category for industrial and storage uses. The PUD is appropriate at this location because

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The parcel fronts on Greenland Ridge Lane North which is an Unapproved Private Road. This road does intersect with Phillips Parkway Drive East, which is a public maintained road. The owner will be required to improve Greenland Ridge Lane North to City standards.

Traffic Engineering and Transportation recommend the following conditions be placed on the proposed PUD:

- The Developer will conduct a traffic study pursuant to LDPM 1.1.11 which will, at a minimum, include a study of the intersection of Business Park Boulevard and Phillips Highway along with a study of the intersection of Business Park Boulevard and Phillips Parkway Drive East.
- The proposed truck and trailer spaces will include a maximum of 60 spaces.
- Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare and safety: The Written Description states that all uses will be conducted within an enclosed building, with the exception of outside storage. This will protect adjacent residents from noise, vibrations and odors from the proposed development.

(7) Usable open spaces plazas, recreation areas.

Open space and active recreation area are not required for industrial uses.

(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.

The site will be developed in accordance with Part 6 of the Zoning Code or the applicable ITE standard.

(11) Sidewalks, trails, and bikeways

The project will be required to install a pedestrian system that meets the 2045 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on **November 7, 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 **2024-827** be **APPROVED** with the following exhibits:

1. The Original Legal Description dated July 17, 2024.
2. The Revised Written Description dated November 3, 2024.
3. The Revised Site Plan dated November 3, 2024.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-827** be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. **The Developer will conduct a traffic study pursuant to LDPM 1.1.11 which will, at a minimum, include a study of the intersection of Business Park Boulevard and Philips Highway along with a study of the intersection of Business Park Boulevard and Phillips Parkway Drive East.**
2. **The proposed truck and trailer spaces will include a maximum of 60 spaces.**



Aerial view of subject property

Source: JaxGIS Maps



Greenland Ridge Lane North is dirt road

Source: Planning & Development Department



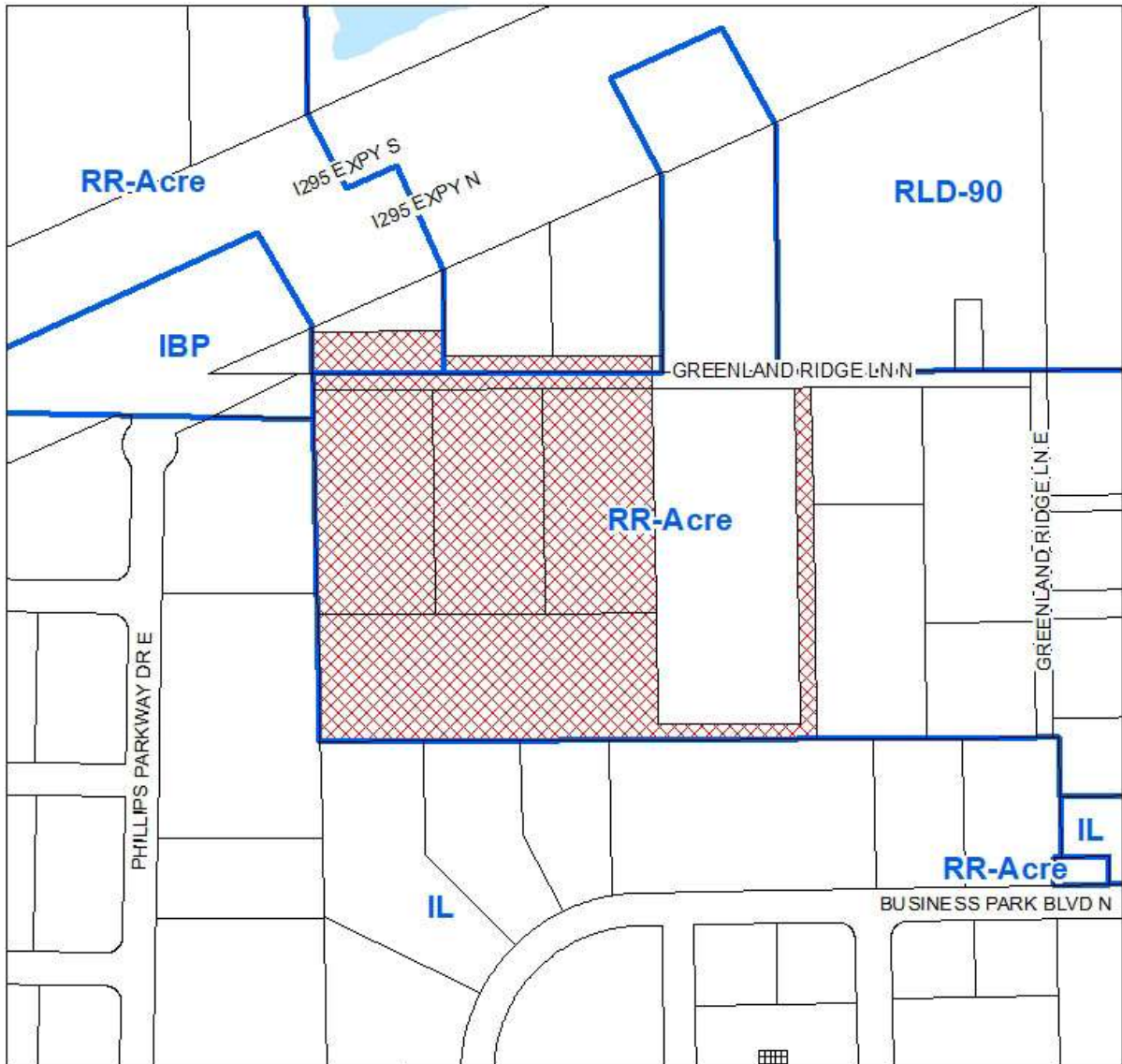
Abandoned house on subject property

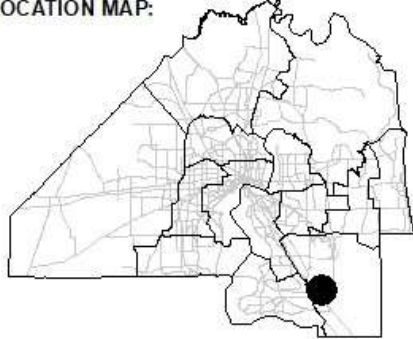
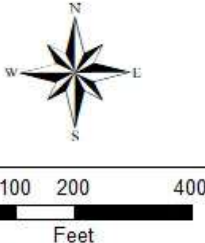
Source: Planning & Development Department



Existing single-family dwelling east of subject property.

Source: Planning & Development Department



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE & RLD-90</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER</p> <p>ORD-2024-0827</p>	<p>TRACKING NUMBER</p> <p>T-2024-5699</p>	<p>COUNCIL DISTRICT:</p> <p>11</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>