

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2019-0456**

**AUGUST 8, 2019**

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 **2019-0456**.

***Location:*** 0 Beach (SR 212) Boulevard; Between Eve Drive and Peach Drive

***Real Estate Number:*** Portion of 124279-0000

***Current Zoning District:*** Recreation and Open Space (ROS)

***Proposed Zoning District:*** Public Buildings and Facilities-1 (PBF-1)

***Current Land Use Category:*** Recreation and Open Space (ROS)

***Planning District:*** District 3—Southeast

***Applicant/Agent:*** City of Jacksonville  
C/O Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

***Applicant/Agent:*** City of Jacksonville  
C/O Real Estate Division  
214 North Hogan Street, 10<sup>th</sup> Floor  
Jacksonville, FL 32202

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2019-0456** seeks to rezone 3.35± acres of a subject property from Recreation and Open Space (ROS) to Public Buildings and Facilities-1 (PBF-1). The request is being sought in order to develop a senior community center on a portion of the Beach and Peach Park Urban Park.

**STANDARDS, CRITERIA AND FINDINGS**

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent

with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

**1. *Is the proposed rezoning consistent with the 2030 Comprehensive Plan?***

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds the subject property to be located in the Recreation and Open Space (ROS) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

**2. *Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. According to the Future Land Use Element (FLUE), ROS is a category which is intended to accommodate major public use or community service activities. Activities that provide community service functions vary in character and locational need. A primary consideration in locating these uses is to ensure that each use will function as it is intended, as an important part of the urban service delivery system. The standards to be prepared as Land Development Regulations and the criteria herein only designate locations that may be considered for public/semi-public uses, and do not apply to military bases or other uses that do not directly serve the citizens of the City.

**To ensure compliance with the provisions of the Comprehensive Plan, the proposed zoning application will be reviewed in relation to the following goals, objectives, polices or text of the 2030 Comprehensive Plan:**

**Future Land Use Element:**

**Policy 1.1.17**

Require public and private infrastructure facilities to be located and designed in a manner that complements surrounding development.

The proposed rezoning would allow for the development of a senior community center, with primary frontage along Beach Boulevard, a principal arterial roadway. The proposed public facility would complement the surrounding recreational development and supporting commercial retail spaces.

**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.

The proposed rezoning at the subject site would enhance the viability of non-residential uses within the Southside Estates neighborhood by creating the opportunity for more recreational amenities in the given area and increase land availability for public uses.

**Objective 6.3**

The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The proposed rezoning to PBF-1 would allow for small infill development on a traditionally underutilized recreational parcel along Beach Boulevard.

**Recreation and Open Space Element (ROSE):**

**Objective 1.4**

The City shall consider the needs and abilities of special groups, including the elderly and disabled, when designing and locating recreation facilities.

The primary intent of this rezoning is to permit for the development of senior community center—which the Parks, Recreation and Community Services Department has identified as viable use in order to address the needs of the elderly population.

**3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?***

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from ROS to PBF-1 in order to permit for the development of a senior community center—all while adhering to local, state, and federal regulations mentioned below:

**Flood Zone:**

Approximately three (3) acres of the subject site is located within the AO flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year

storm. The 100-year storm of Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. The AO flood zone is defined as areas of relatively shallow flooding within the 100-year floodplain or SFHA. Flood insurance is mandatory within the AO flood zone. In result, any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.



**Flood Zone Map**

For more information regarding flood zones, please see the attached memo from Community Planning Division.

**SURROUNDING LAND USE AND ZONING**

The subject property is located the in Southside Estates area of the Southeast Planning District and more specifically, is the present location of the Beach and Peach Urban Park. The property has frontage along four streets: Beach Boulevard, Peach Drive, Anders Boulevard, and Eve Drive. The rezoning request to the PBF-1 Zoning District will allow for further development and support of the public park and surrounding community. Nonetheless, adjacent land uses and zoning districts are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	CGC	CCG-2	Commercial Retail
East	ROS	ROS	Beach and Peach Urban Park
South	ROS	ROS	Beach and Peach Urban Park
West	ROS	ROS	Beach and Peach Urban Park

It is the opinion of the Planning and Development Department that the requested rezoning to PBF-1 will be consistent and compatible with the surrounding uses.

### **SUPPLEMENTARY INFORMATION**

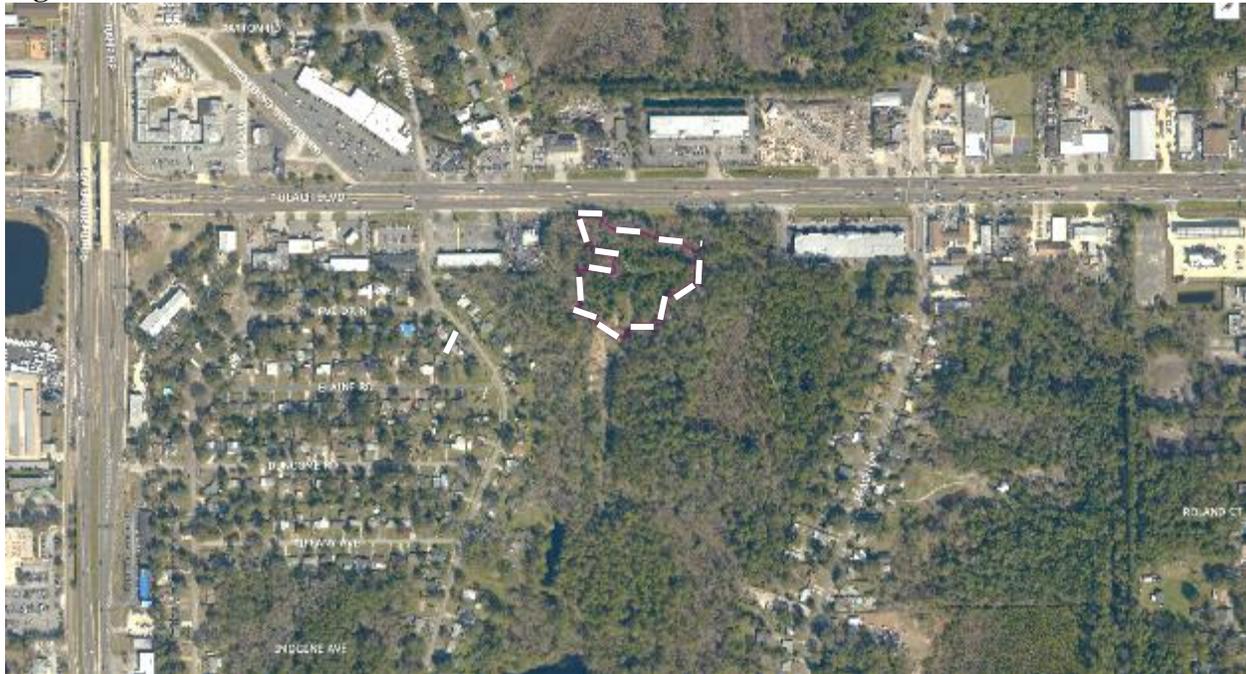
Upon visual inspection of the subject property on **July 18, 2019** by the Planning and Development Department, the required Notice of Public Hearing sign **was** posted.



### **RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2019-0456** be **APPROVED**.

**Figure A:**



**Source: Planning & Development Dept, 6/12/19**

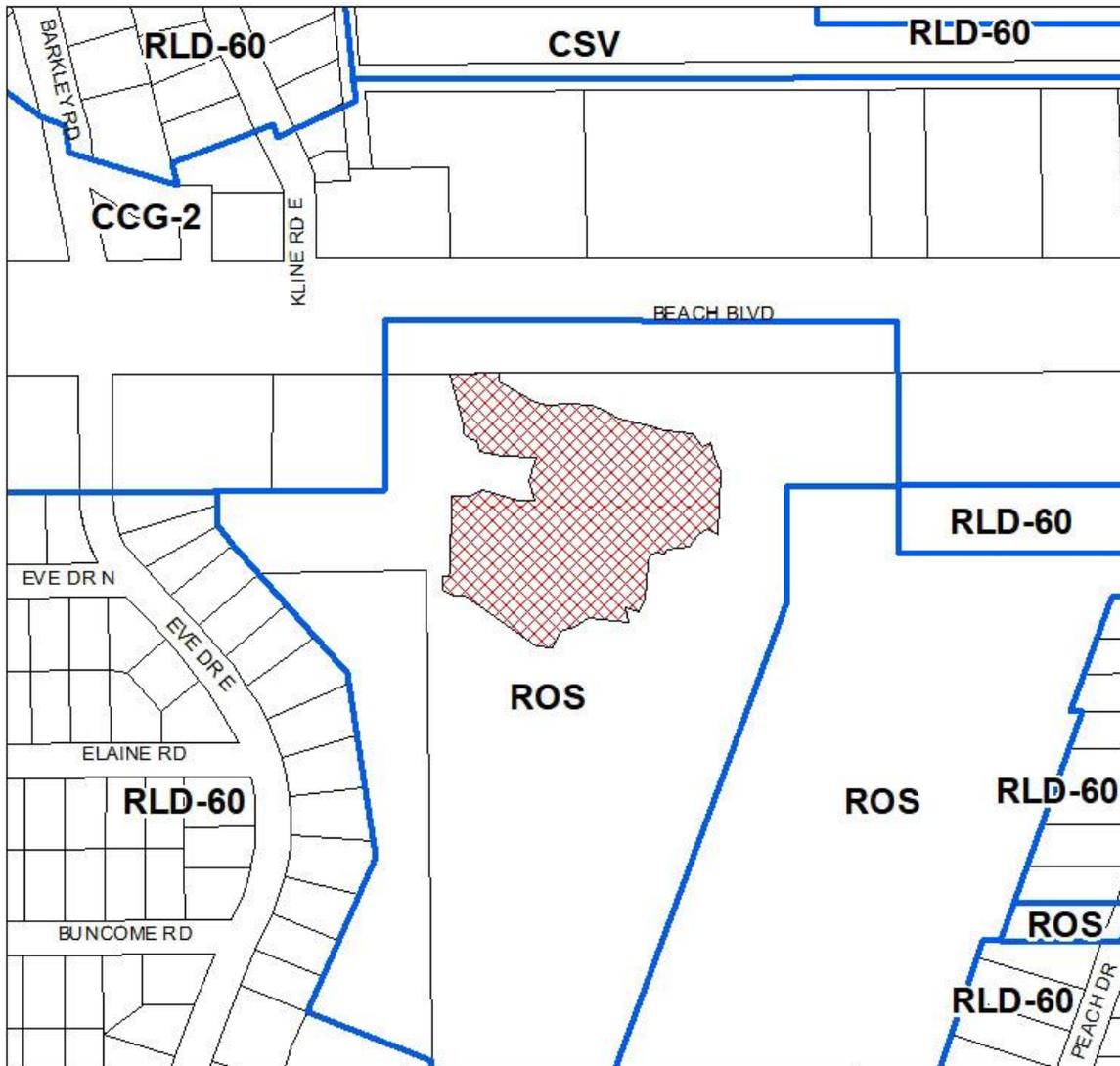
**Aerial view of the subject site and parcel, facing north.**

**Figure B:**



**Source: Planning & Development Dept, 7/18/19**

**View of Beach Blvd and the subject parcel, facing south.**



<p>REQUEST SOUGHT:</p> <p>FROM: ROS</p> <p>TO: PBF-1</p>	<p>LOCATION MAP:</p>	<p>0 95 190 380 Feet</p> <p>COUNCIL DISTRICT: 4</p>
<p>ORDINANCE NUMBER ORD-2019-0456</p>	<p>TRACKING NUMBER T-2019-2414</p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>