

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING 2013-472 TO PLANNED UNIT DEVELOPMENT**

**AUGUST 29, 2013**

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 **2013-472** to Planned Unit Development.

***Location:*** 13001 Naugatuck Drive  
Northwest corner of Atlantic Boulevard and Naugatuck Drive

***Real Estate Number:*** 167129-0255 and 167129-0265

***Current Zoning District:*** Planned Unit Development (PUD 2002-866-E)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Residential Professional Institutional (RPI)

***Planning District:*** Greater Arlington/Beaches, District 2

***City Council District:*** The Honorable Richard Clark, District 3

***Applicant/Agent:*** L. Charles Mann  
Mann-Pellicer  
165 Arlington Road  
Jacksonville, Florida 32211

***Owner:*** William K. Watson  
Watson Realty Corp  
7821 Deer Creek Club Rd  
Jacksonville, FL 32256

***Staff Recommendation:*** **APPROVE WITH CONDITIONS**

### **GENERAL INFORMATION**

Application for Planned Unit Development **2013-472** seeks to rezone approximately 1.85 acres of land from Planned Unit Development (PUD 2002-866-E) to Planned Unit Development (PUD). The property faces Atlantic Boulevard and is surrounded primarily by commercial uses, there are residential uses to the north of the subject property. The rezoning to PUD is being sought to allow for additional signage and 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.

*(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?*

Yes. When applying the criteria for consistency with the 2030 Comprehensive Plan, the combined factors of the goals, objectives and policies of the plan along with the appropriate Functional Land Use Categories are used. Thus, the fact that the zoning district of the proposed residential development does not exceed the gross density threshold of the land use category ensures overall consistency with the 2030 Comprehensive Plan. Therefore, the transition, compatibility, and intensity of uses are accomplished through appropriate zoning and are an important consideration to the welfare and sustainability of an area. Therefore, the proposed uses are consistent with the category description of the functional land use category, the intensity and scale of the project is consistent with the intent of the 2030 Comprehensive Plan.

Therefore, the proposed rezoning, as conditioned, is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

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

Yes. The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

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

No. The written description and site plan of the intended plan of development meet the City's land use regulations as the PUD density mirrors the commercial development fronting Atlantic Boulevard.

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 2030 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): Residential Professional Office (RPI).

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and is consistent with the following goals, objectives and policies contained herein, including:

F.L.U.E. Policy 1.1.10

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

F.L.U.E. Policy 1.1.12

Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

F.L.U.E. Policy 3.1.11

The City shall require new residential areas to be designed to include an efficient system of internal circulation and connection to adjacent developments and neighborhoods. The Land Development Regulations shall detail the requirements for public access and interconnectivity within and between developments based on standards such as but not limited to a connectivity score, maximum separations between connections to adjacent developments and rules relative to hours, operations, and public safety considerations for any restriction of access through the use of gates.

F.L.U.E. Policy 3.2.2

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

*(2) Consistency with the Concurrency 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 owner has not supplied a City Development Number.

*(3) Allocation of residential land use*

This proposed Planned Unit Development intends to utilize lands for a commercial development. No residential uses are proposed. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

*(4) Internal compatibility*

This proposed PUD, as conditioned, is consistent with the internal compatibility factors with specific reference to the following:

Traffic and pedestrian circulation patterns: The proposed PUD's site plan reflects cross access between the parcels through the parking lot. This allows for better internal navigation and increased safety for both the vehicle operator and the pedestrian.

The use and variety of building setback lines, separations, and buffering: The proposed PUD written description reflects setbacks consistent with the CRO/CO district setbacks and maintains a buffer between residential and commercial uses.

*(5) External Compatibility*

Based on the written description of the intended plan of development and site plan the Planning and Development Department find that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The surrounding area is primarily PUDs, some with a commercial/office focus and others with a residential focus. The subject property fronts Atlantic Boulevard with access points from both Atlantic Boulevard and Naugatuck Drive.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	MDR	RLD-60	Single Family Residential
South	LDR	PUD	Single Family Residential
East	RPI	PUD	Commercial/Office
West	NC	PUD	Commercial

*(6) Intensity of Development*

The proposed development is consistent with the RPI functional land use category as the proposed project increases the density of the area. The intensity of the proposed PUD is consistent with the surrounding area's density and variety of uses.

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses:

The proposed uses are mutually supporting.

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

The site plan reflects cross access between the parcels and two ingress/egress points, one along Atlantic Boulevard and one along Naugatuck Drive.

*(7) Usable open spaces plazas, recreation areas.*

The project will not be developed with any usable open space.

*(8) Impact on wetlands*

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.

*(11) Sidewalks, trails, and bikeways*

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on August 16, 2013 the required Notice of Public Hearing sign **was** posted.



**Subject property viewed from Naugatuck Drive**

**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2013-472 be **APPROVED** subject to the following conditions:

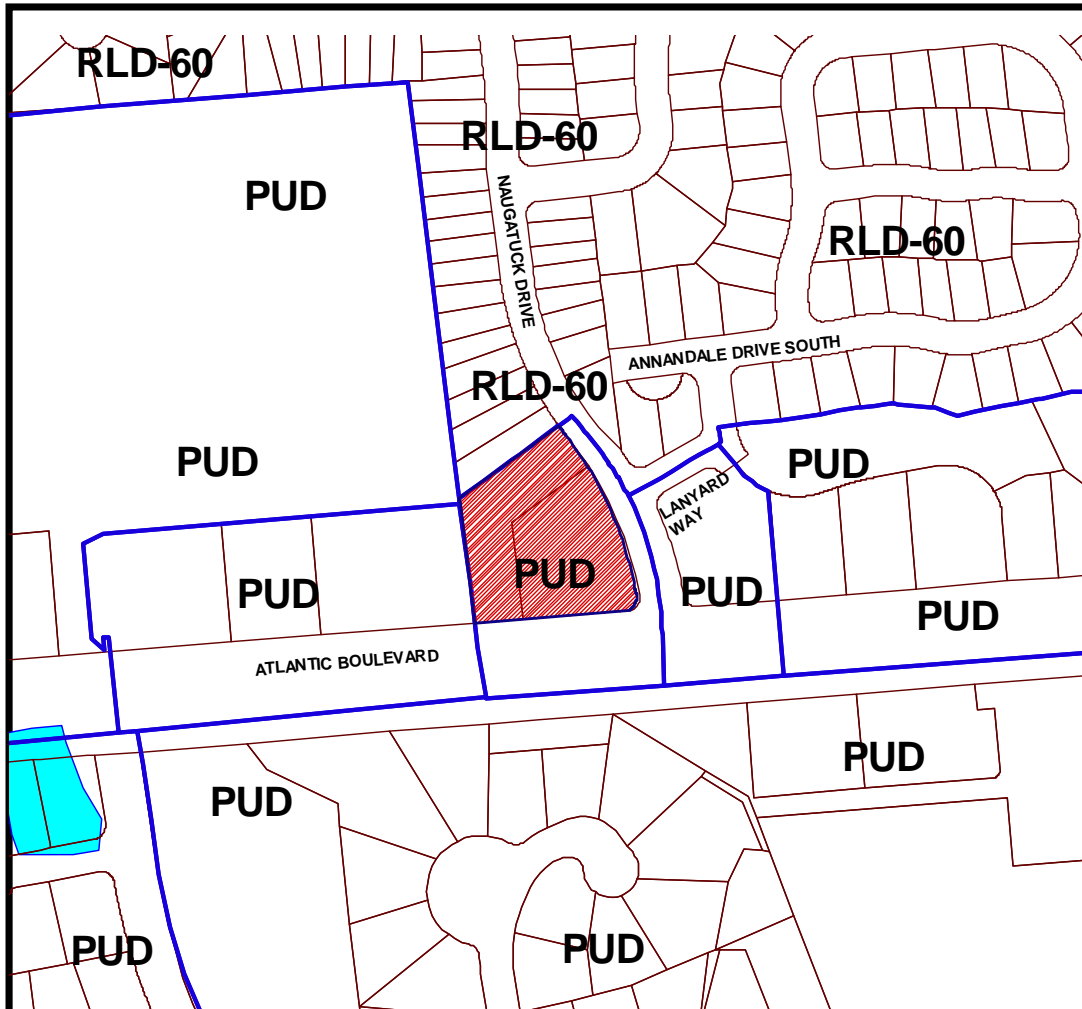
1. **The subject property is legally described in the original legal description dated November 12, 2012.**
2. **The subject property shall be developed in accordance with the revised written description dated March 8, 2013.**
3. **The subject property shall be developed in accordance with the amended site plan dated March 8, 2013.**
4. **The ground signage shall be limited to one (1) sign measuring a maximum of eighty (80) square feet on parcel 167129-0265 and one (1) sign not to exceed one hundred and twenty (120) square feet on parcel 167129-0255.**

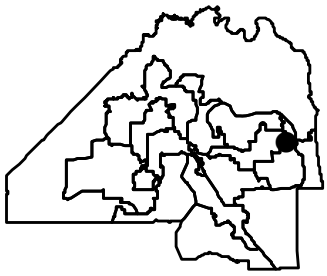




**View of subject property from Atlantic Boulevard**  
*Planning and Development Department, August 2013*



**View of Subject Property's signage from Naugatuck Drive, Looking West**  
*Planning and Development Department, August 2013*



REQUEST SOUGHT:		
FROM: PUD		0 100 Feet 
TO: PUD		COUNCIL DISTRICT: <b>3</b>
ORDINANCE -2013-0472		FILE COPY