

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2015-0727**

**TO PLANNED UNIT DEVELOPMENT**

**NOVEMBER 19, 2015**

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 **2015-727** to Planned Unit Development.

***Location:*** 10910 San Jose Boulevard  
Southwest corner of San Jose Boulevard and Plummer  
Cove Road

***Real Estate Number:*** 156037 3015

***Current Zoning District:*** Planned Unit Development (PUD 2007-265-E)

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

***Current Land Use Category:*** Community General Commercial (CGC)

***Planning District:*** Southeast, District 3

***Planning Commissioner:*** Daniel Blanchard

***City Council District:*** The Honorable Matt Schellenberg, District 6

***Applicant/Agent:*** T.R. Hainline, Esq.  
Rogers Towers, P.A.  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, Florida 32207

***Owner:*** Fred C. Schramm  
Mandarin Family Golf Center, Inc.  
PO Box 47050  
Jacksonville, Florida 32247

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

### **GENERAL INFORMATION**

Application for Planned Unit Development **2015-727** seeks to rezone approximately 2.5± acres of land from PUD to PUD. The rezoning to PUD is being sought for the purpose of developing a medical clinic and office development no greater than 17,000 square feet.

The site was originally zoned PUD under the Mandarin Mill PUD in 1990, pursuant to Ordinance 90-4-6, for use as a miniature golf course. Ordinance 95-931-535 subsequently amended the Mandarin Mill PUD to allow for the use of batting cages on the Property. The PUD was further amended by Ordinance 2007-265-E and renamed as the Mandarin Mill Lifestyle Family Fitness PUD (the “2007 PUD”). The 2007 PUD permitted a 32,000 square foot fitness center and, by minor modification, other specified CCG-1 uses. A fitness center, miniature golf course, clubhouse and batting cages will remain a permitted use in this PUD. Other uses such as service establishments, general retail, professional and business offices, and restaurants will be permissible by Minor Modification.

### **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. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) 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 2030 Comprehensive Plan. 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 preferred to provide support for commercial and other uses. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services and which abut a roadway classified as an arterial or higher on the Functional Highway Classification Map.

*(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 the site plan of the intended plan of development meet all portions of the City's land use regulations and further their intent by providing specific development standards.

Furthermore, 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 as follows:

*(1) Consistency 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 subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC).

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

FLUE 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.

FLUE Policy 1.1.9 Permit commercial infill on commercially designated sites outside nodal areas where the infill development would: 1. Create a more compact land use pattern than development of new commercial nodes in the same area. 2. Incorporate shared access with adjacent commercial sites, and/or direct access to a frontage or parallel road facility rather than a collector or arterial street; or 3. Support the commercial integrity of an historic district.

FLUE Policy 1.1.10 Promote the use of Planned Unit Developments (PUDs), cluster development, 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.

Therefore, proposed rezoning to Planned Unit Development, as conditioned, is consistent with the 2030 Comprehensive Plan, and further the following goals, objectives and policies contained therein.

*(2) Consistency with the Concurrency and Mobility Management System*

Currently, this proposed project does not have reserved concurrency or mobility. The applicant/agent/owner will need to apply for a CCAS or CRC application, as well as a Mobility application to determine the costs associated with this project (with the CMMSO) as well as to reserve concurrency.

*(3) Allocation of residential land use*

This proposed Planned Unit Development does not intend to utilize lands for residential use.

*(4) Internal compatibility*

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

The use of existing and proposed landscaping:

Landscaping will be provided consistent with Part 12 of the Zoning Code. Exotic and invasive species will not be planted within the proposed landscaping areas and will follow the standards of Florida Friendly landscaping.

The treatment of pedestrian ways:

The project will be required to meet ADA minimum accessibility requirements and will connect to the existing sidewalk network along Halcyon Lane and Plummer Cove Road.

Traffic circulation patterns:

The property will be accessed from Halcyon Lane. A review of the project by the Development Services Division produced the following comments in their memorandum dated November 3, 2015:

- 1. First driveway on Halcyon Ln, shown on Site Plan(s) is too close to intersection of Plummer Cove Rd. First driveway shall be located a minimum of 100' from outside edge of travel lane of Plummer Cove Rd.**
- 2. Drop off lanes shall be a minimum of 16' in width if one –way and 20' if two-way to provide adequate maneuvering. Fire Marshall may require 20' width for fire truck access.**
- 3. Signs, fences, walls and landscaping shall be located so that horizontal line of sight is unobstructed at intersections.**

A review of the project by the Transportation Planning Division produced the following comments in their memorandum dated November 4, 2015:

*San Jose Boulevard (SR 13), from Loretto Road to I-295, is the directly accessed functionally classified roadway. San Jose Boulevard is a 6-lane divided class I arterial I*

*in this vicinity and is currently operating at an acceptable LOS C. San Jose Boulevard segments have a maximum daily service volume of 59,900 vpd and a 2014 daily traffic volume of 55,000. This road segment currently has sufficient capacity to accommodate the traffic generated by this development. Access to this site via San Jose Boulevard must be subject to FDOT access management requirements.*

***This proposal is for 17,000 square feet of ITE 720 Medical Office which would generate a total of 480 vpd and does not exceed the amount of allowable trip generation for this property.***

The use and variety of building setback lines, separations, and buffering:

Applicant proposes a rear yard setback of 10 feet and minimum distance between buildings of 10 feet. A maximum height of 60 feet is proposed, which is consistent with more intense commercial districts such as CCG-1 and CCG-2. Approximately 1.0 acre, or 40% of the property will be passive open space or retention areas.

Signage:

Applicant proposes two monument style signs, one on Halcyon Lane, and one on San Jan Jose Boulevard. Sign area will be capped at 75 square feet and to a maximum height of 25 feet. The proposed signage is consistent with similar signage located along San Jose Boulevard. Temporary, directional, real estate, under the canopy signs, and wall signage will be permitted and will meet the requirements of Part 13 of the Zoning 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:

The type, number and location of surrounding external uses: The proposed development is located along a portion of San Jose Boulevard directly south of the I-295 interchange. Intense commercial uses such as automobile service, commercial retail, restaurant, and professional office uses front along San Jose Boulevard. Less intense uses such as professional office condominium and small wholesale retail can be found adjacent to the property and with access to Halcyon Lane.

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

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use(s)</u>
North	CGC	CCG-1	Retail, Church, Mini-warehouse
East	CGC	CCG-1	Professional Office,

South	CGC	PUD	Medical clinic, retail and restaurant Commercial, retail, restaurant
West	RPI	CO	Office, Conservation

*(6) Intensity of Development*

The PUD is appropriate at this location with specific reference to the following:

The availability and location of utility services and public facilities and services:

The site is served by city sewer and water.

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

San Jose Boulevard is an FDOT maintained roadway and is classified as a class I Arterial. There is no bus stop in front of the existing property or adjacent property. The PUD will have access directly onto Halycon Lane which also intersects Plummer Cove Road and then San Jose Boulevard.

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

There is no residential component to the development. No recreation area is required. Ordinance 2007-265-E was conditioned upon the contribution of \$5,000.00 to the City's Parks, Recreation, Entertainment and Conservation Department ("PREC") prior to the issuance of a building permit with \$2,500.00 of the money being used for maintenance of parks by the Mandarin Athletic Association and \$2,500.00 for maintenance of parks by the Mandarin Sports Association. The Developer shall pay \$5,000.00 to PREC upon submittal of a building permit with such money being used by PREC as described above.

*(8) Impact on wetlands*

Surveying of a 2004 Geographical Information Systems shape file identified some wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements. However, the Deep Bottom Creek does border the southern periphery of the property.

*(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 is required to be developed in accordance with Part 6 of the Zoning Code.

(11) *Sidewalks, trails, and bikeways*

The project will contain an internal and external pedestrian system that meets the 2030 Comprehensive Plan.

### **SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on November 3, 2015, the required Notice of Public Hearing sign **was** posted.



*Source: Staff, Planning and Development Department*

*Date: November 3, 2015*

**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2015-727** be **APPROVED** with the following exhibits:

1. The original legal description dated September 8, 2015.
2. The revised written description dated November 10, 2015.
3. The original site plan dated September 9, 2015.
4. The Development Services Division Memorandum dated November 4, 2015 or as otherwise approved by the Planning and Development Department.



**Existing Mandarin Mill miniature golf course, Halcyon Road frontage.**

*Source: Staff, Planning and Development Department  
Date: November 3, 2015*





**Mandarin Mill Plummer Cove Road frontage.**

*Source: Staff, Planning and Development Department  
Date: November 3, 2015*



**Mandarin Mill San Jose Boulevard frontage.**

*Source: Staff, Planning and Development Department  
Date: November 3, 2015*



**Plummer Cove Road and San Jose Boulevard intersection.**

*Source: Staff, Planning and Development Department  
Date: November 3, 2015*



**Deep Bottom Creek borders the southern perimeter of the property.**

*Source: Staff, Planning and Development Department  
Date: November 3, 2015*



**Nearby wholesale mattress retail business.**

*Source: Staff, Planning and Development Department  
Date: November 3, 2015*



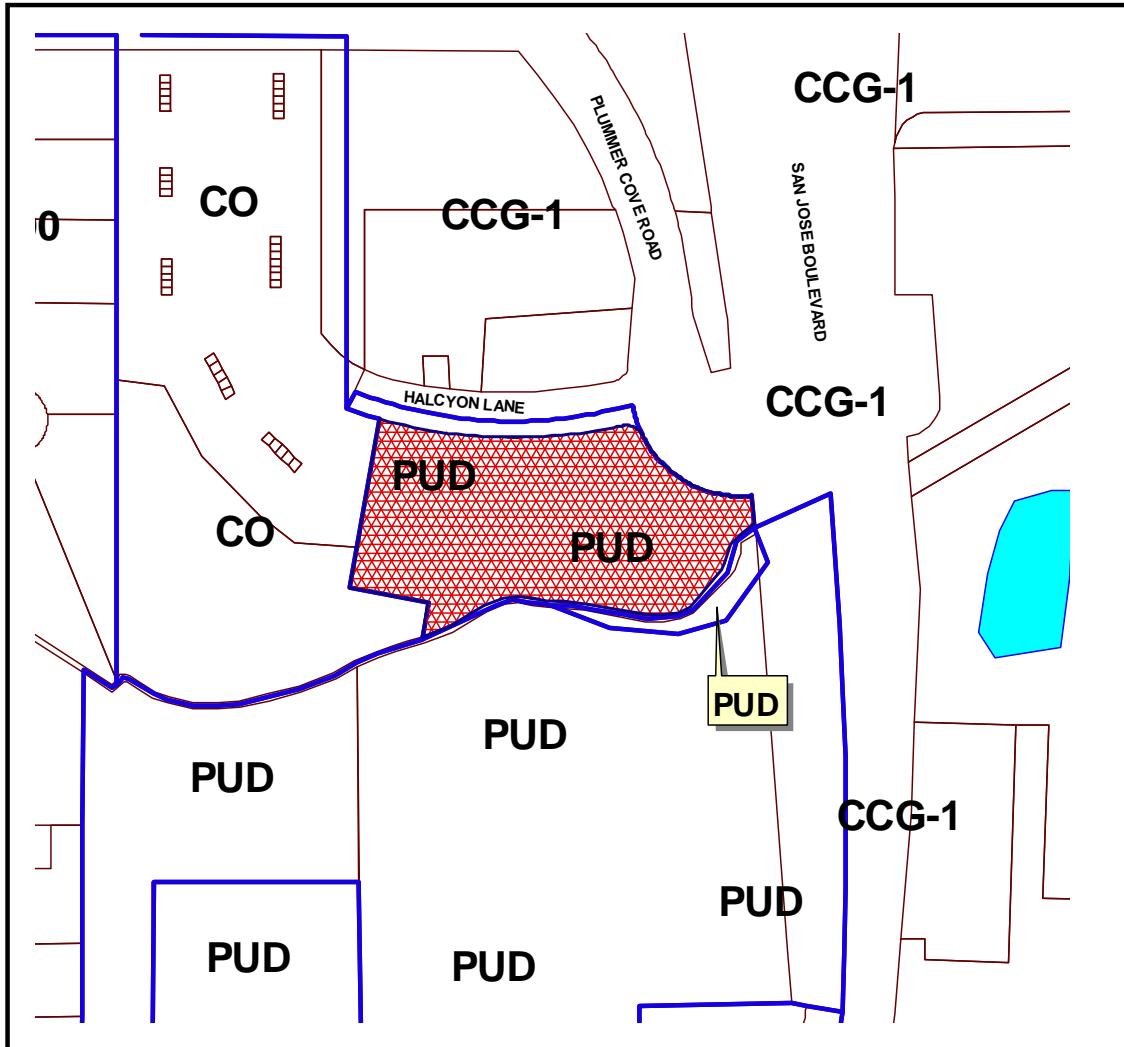
**To the west, Mandarin Cove professional office park.**

*Source: Staff, Planning and Development Department  
Date: November 3, 2015*



**Wooded banks of Deep Bottom Creek located on the southern property line.**

*Source: Staff, Planning and Development Department  
Date: November 3, 2015*



<p>REQUEST SOUGHT:</p> <p><b>FROM: PUD</b></p> <p><b>TO: PUD</b></p>		<p>N W E S</p> <p>0 100 Feet</p> <p>COUNCIL DISTRICT: <b>6</b></p>
<p>ORDINANCE NUMBER: <b>ORD-2015-0727</b></p>	<p>TRACKING NUMBER: <b>T-2015-0937</b></p>	<p><b>Exhibit 2</b></p>