

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2016-0153

MARCH 17, 2016

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 2016-0153**.

Locations: 4951 Richard Street,
between University Boulevard & Wesch Boulevard

Real Estate Numbers: 153084-0010

Current Zoning District: Public Building and Facilities – 2 (PBF-2)

Proposed Zoning District: Public Building and Facilities – 3 (PBF-3)

Current Land Use Category: Public Building and Facilities (PBF)

Planning District: Southeast, District 3

Planning Commissioner: Daniel Blanchard

City Council District: The Honorable Lori N. Boyer, District 5

Applicant/Agent: Linda Sparks
4951 Richard Street
Jacksonville, FL 32207

Owner: Jacksonville Electric Joint
Apprenticeship and Training Committee, INC
4951 Richard Street
Jacksonville, FL 32207

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2016-0153** seeks to rezone 4.28 acres of land from the Public Buildings and Facilities – 2 (PBF-2) Zoning District to the Public Buildings and Facilities – 3 (PBF-3) Zoning District. The PBF-3 zoning district is not considered to be any more or less intense than the PBF-2 zoning district as it allows essentially the same uses on the property. The only additional uses allowed in PBF-3 are communication facilities and public transportation facilities (airport/bus/rail) with customarily supporting customer service/retail uses. Both allow

schools, private clubs, churches, nursing homes, hospitals and hospice facilities as a matter of right. The site is within the Public Building Facilities (PBF) functional land use categories 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. The site is an existing 2 story trade school; with corporate offices, which occupy a majority of the site. The site is located adjacent to a small hospital and in close proximity to I-95. The site is accessed from Richard Street. There is a large parcel of Planned Unit Development zoned land to the south that is currently vacant. There is a multifamily complex across Richard Street to the west. The site is home to a trade school that educated line workers for the in the skills needed to work for electrical utility companies.

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. The Planning and Development Department finds that the subject property is located in the Public Buildings and Facilities (PBF) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The PBF land use category is generally defined as a category that is intended to accommodate major public use or community service activities. Density, location and mix of uses shall be pursuant to the Development Areas as set forth in the 2030 Comprehensive Plan. The proposed PBF-3 category and the existing trade school use will be compatible with the surrounding PBF, MDR & CGC land use categories.

Therefore, the proposed rezoning 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 proposed amendment is consistent with the following policies of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

Future Land Use Element Policy Objective 3.2 calls for the City to “*continue to promote and sustain the viability of existing and emerging commercial areas in order to achieve and integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City’s residential areas.*”

Objective 6.3: *The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill 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.* This application for rezoning will allow the existing PBF-2 Zoning District to match the surrounding property to the north and east, and will allow the existing school to have similar signage as that of the hospital, which was rezoned to PBF-3 in 2010, located to the north, along Richard Street.

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

No. The proposed change in Zoning District is consistent with the PBF future land use category as defined in the Future Land Use Element of the 2030 Comprehensive Plan. The PBF category allows for institutional uses as a secondary use. The PBF-3 Zoning District is a primary zoning district in the PBF future land use category.

SURROUNDING LAND USE AND ZONING

The subject property is located between Richard Street and Interstate 95. This area is a mix of residential and medical uses, with a large parcel of vacant commercial land. The surrounding uses, land use category and zoning are as follows:

<i>Adjacent Property</i>	<i>Land Use Category</i>	<i>Zoning District</i>	<i>Current Use(s)</i>
North	PBF	PBF-3 (2010-844)	Hospital
East	PBF	PBF-3	Hospital/I-95
South	CGC	PUD	Vacant Commercial
West	MDR	RMD-D	Multifamily

The requested PBF-3 District is consistent with the PBF land use, and is consistent with the surrounding Zoning Districts.

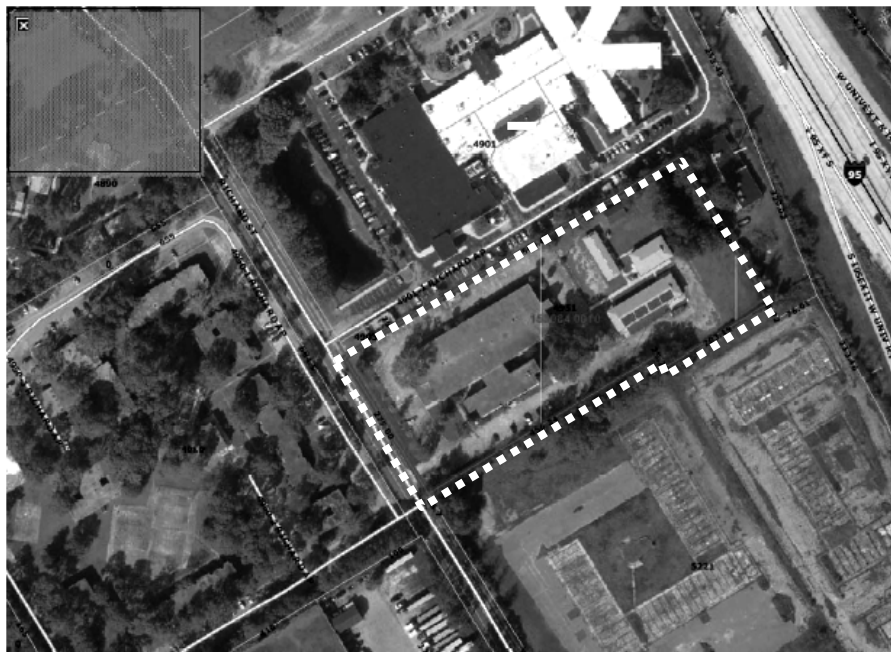
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on March 3, 2016, 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 **2016-0153** be **APPROVED**.



Aerial

*Source: City of Jacksonville Planning and Development Department
Date: March 2, 2016*



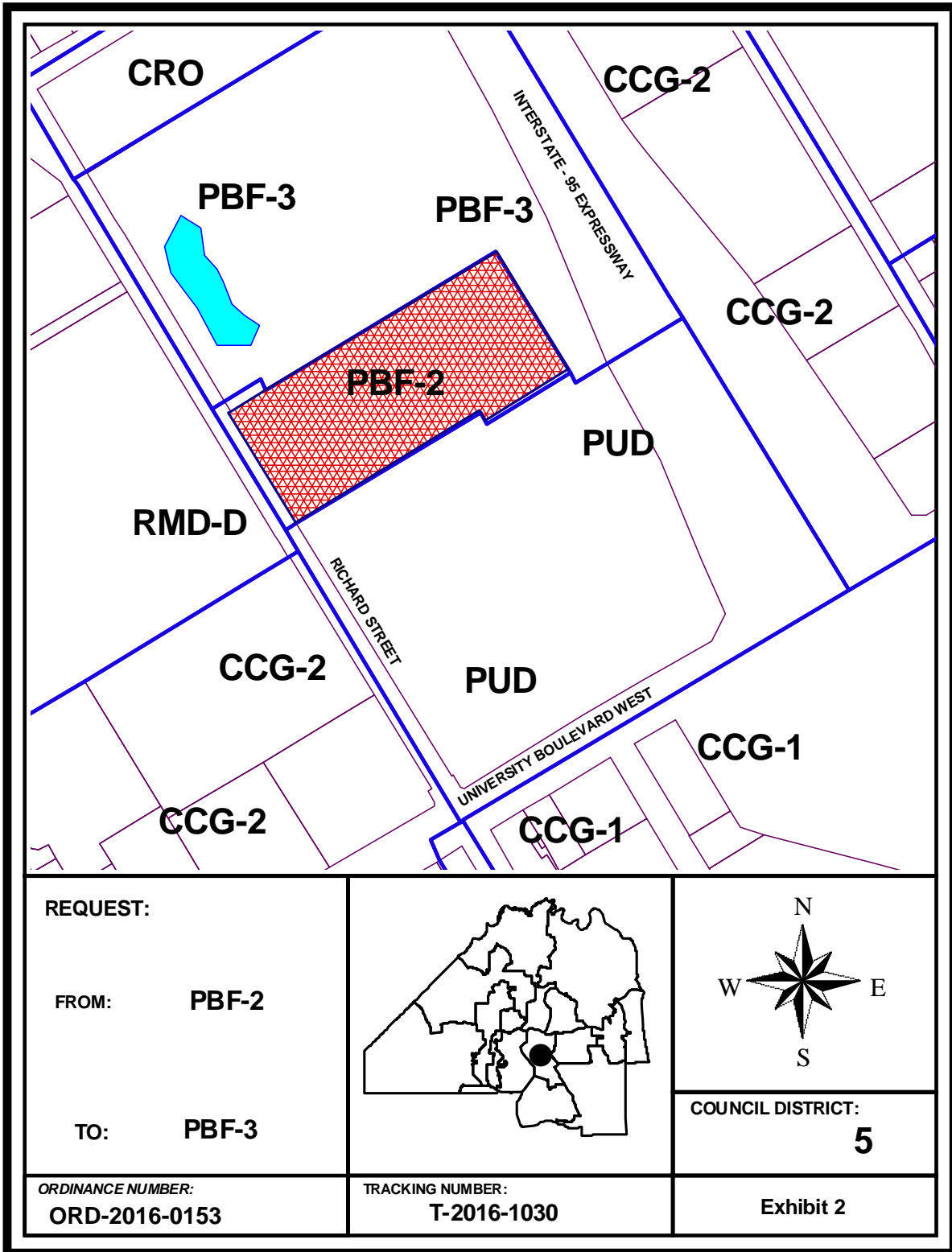
Subject Property

*Source: City of Jacksonville Planning and Development Department
Date: March 2, 2016*



Existing Sign along Richard Street

*Source: City of Jacksonville Planning and Development Department
Date: March 2, 2016*



<p>REQUEST:</p> <p>FROM: PBF-2</p> <p>TO: PBF-3</p>		
<p>ORDINANCE NUMBER: ORD-2016-0153</p>	<p>TRACKING NUMBER: T-2016-1030</p>	<p>COUNCIL DISTRICT: 5</p> <p>Exhibit 2</p>