



ONE CITY. ONE JACKSONVILLE.

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
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Jacksonville, FL 32202  
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www.coj.net

September 7, 2017

The Honorable Anna Brosche, President  
The Honorable Matt Schellenberg, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**

**Ordinance No.: 2017-557**

**Application for: Shops at Granada PUD**

Dear Honorable Council President Brosche, Honorable Council Member and LUZ Chairperson Schellenberg and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

- Recommendation by JPDD:  Approve  Approve with Conditions  Deny
- Recommendation by PC to LUZ:  Approve  Approve with Conditions  Deny
- This rezoning is subject to the following exhibits:
  1. The original legal description dated June 29, 2017.
  2. The ~~original~~ revised written description dated ~~August 4~~ September 7, 2017.
  3. The original site plan dated August 24, 2015.

• Recommended Planning Commission Conditions\* to the Ordinance:

1. The parking area and ingress/egress driveways of the site shall be redesigned to meet compliance with the City of Jacksonville's Zoning Code.
2. Upon redesign of the parking area to meet the standards established by the City Ordinance Code, a sidewalk connecting to the existing sidewalks network shall be added, along with a landscaping buffer.
3. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.

\*Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are underlined and deletions are indicated with a ~~strikethrough~~.

● Recommended PC Conditions that can be incorporated into the Written Description: None

● PC Vote: 6-0

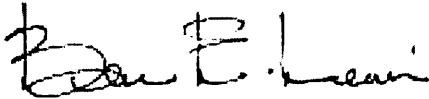
● PC Commentary: There were three speakers in opposition. Their concerns included lack of on-site parking and the overflow of employee parking to other properties. Noise from employees after business hours and delivery trucks blocking San Jose Boulevard.

The agent presented a revised written description.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Blanchard, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nicole Padgett, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marshall Adkison	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ben Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chris Hagan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joshua Garrison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dawn Motes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Sincerely,



Bruce E. Lewis  
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**EXHIBIT "D"**  
**Shops of Granada, LLC**  
**Amended Written Description (2017-557)**  
**September 6~~7~~, 2017**

**I. PROJECT DESCRIPTION**

A. Subject property is comprised of 0.37 +/- acres. It is located along the west side of San Jose Boulevard between Norwich Road and Worth Drive East. The Subject Property's address is 4578 San Jose Boulevard. It is occupied by a 5,000 +/- enclosed square foot commercial building that was built in 1957, first used as a convenience store, then for other uses such as a martial arts studio and hair salon, but that is currently ~~vacant~~ restaurant. The site shares a pair of 40 +/- caliper live oak trees at its eastern boundary with the immediate neighboring single family residence, but otherwise features no significant variations of elevations, water courses, unique features, etc.

B. Project Planner/Applicant:

Shops of Granada, LLC

C. Project Engineer:

Not applicable

D. Project Developer:

Shops of Granada, LLC

E. Current Land Use Category:

Low Density Residential ("LDR")

F. Current Zoning District:

Planned Unit Development ("PUD" under Ordinance 2015-774)

G. Requested Land Use Category:

None

H. Requested Zoning District:

Planned Unit Development ("PUD")

I. Real Estate Number:

Re # 100208-0000

II. QUANTITATIVE DATA

Total Gross Acreage:	0.37 +/- acres	100%
Amount of each different land use by acreage:		
Single Family:	.000 acres	0%
Total Units:	None	
Multiple Family:	.000 acres	0%
Total Units:	None	
Commercial:	0.37 +/- acres	100%
Industrial:	.000 acres	0%
Total amount of non-residential floor area:		5,000 +/- sf
Active recreation and/or open space:	.000 acres	0%
Passive open space, wetlands, ponds:	.000 acres	0%
Public and private right of way:	.000 acres	0%
Maximum coverage of buildings & structures:	5,000 +/- sf	31%

III. STATEMENTS

- A. This PUD proposes neighborhood commercial uses in addition to those allowed under the current PUD. The current PUD zoning classification allows for very limited commercial uses that are inadequate to accommodate current neighborhood non-residential market demands.
- B. The property owner's intent is to maintain the overall existing physical condition of the property as in the past, and to occupy the currently vacant commercial structure with services benefit to its neighborhood, as proposed in this PUD to PUD rezoning application.
- C. The proposed PUD to PUD rezoning is justified because the proposed PUD's allowed uses are authorized uses in the immediate vicinity.

D. No new construction is planned for the subject property.

#### IV. USES AND RESTRICTIONS

##### A. Permitted Uses:

~~1. Medical and dental or chiropractor offices.~~

~~2. Professional or business offices.~~

1. All allowable uses by right as provided in the Commercial Office ("CO") zoning district.

~~3.2. Neighborhood retail sales and service establishments, however, no individual building footprint shall exceed 40,000 square feet excluding massage parlors, check cashing services, pawn shops, gun shops, adult book stores, E-cigarette/vapor stores and/or tattoo stores.~~

~~4.3. Service establishments, such as barber or beauty shops and, shoe repair shops, retail rug/carpet service stores and upscale retail clothing consignment shops.~~

~~5.4. Restaurants~~ A restaurant, without drive-in or drive-through facilities, pursuant to the following conditions:

(a) ~~The A restaurant, provided that its total enclosed square footage of the restaurant—~~ is equal to or less than 2,500 square feet in the existing building;

~~The~~

(b) So long as the number of seats in the restaurant shall have is 70 or less seats—, combining both inside and outside, the Subject Property's existing parking lot fulfills the City's Zoning Code parking requirements under Part 6 of Chapter 656, Ordinance Code;

(c) That the restaurant shall not employ employs no outside amplified music or other forms of outside amplified entertainment at any time on any given day or evening during the week;

(d) The location of outside sales and service in conjunction with the restaurant shall be allowed: (i) along the San Jose Boulevard (front) side of the existing building and/or (ii) in the westerly (back yard/rear) of the existing structure so long as the existing oak tree, vegetative buffer and ten (10) foot concrete wall remain or if removed will be replaced by buffers equal to or greater than the existing wall and plant material; and

A

(d)

(e) The restaurant's hours of operation shall be no later than 10:00 p.m. on any given day during the week and no later than 7:00 p.m. in an outside garden dining area;

~~(f) Retail sale and service of beer and/or wine for on-premises consumption.~~

~~6.(f) Banks without drive-thru tellers in conjunction with a restaurant; and financial institutions, travel agencies and similar uses.~~

~~7.(g) Permanent or restricted outside sale and service in conjunction with a restaurant.~~

5. Banks and financial institutions without drive-thru tellers, travel agencies and similar uses.

6. Art galleries, music, dance, art, gymnasiums, martial arts studios and photography studios.

B. Permissible Uses by Exception

1. The uses permitted by exception under the CO zoning district, provided that a zoning exception application shall be applied for and subsequently obtained from the City in accordance with the requirements of the Zoning Code.

2. Retail outlets, but not the retail sales and services excluded in paragraph IV(A)(2) above, for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting gear.

B.C. Permitted Accessory Uses and Structures

1. Subject to Part 4, Section 656.415 of Chapter 656, Zoning Code

V. Design Guidelines

A. Lot Requirements:

- |                          |                   |
|--------------------------|-------------------|
| 1. Minimum Lot Area:     | 6,000 square feet |
| 2. Minimum Lot Width:    | 60 feet           |
| 3. Maximum Lot Coverage: | 50%               |
| 4. Minimum Front Yard:   | 20 feet           |
| 5. Minimum Side Yard:    | 5 feet            |

6. Minimum Rear yard: 10 feet, except that outdoor seating in conjunction with a restaurant may be allowed in the required rear yard, set back no less than 5 feet.

7. Maximum Height of Structures: 35 feet.

**B. Ingress, Egress and Circulation**

1. Parking Requirements. The parking area for the existing development is consistent with the requirements of Part 6 of the Zoning Code.

2. Vehicular Access.

a. Vehicular Access to the subject property is by way of San Jose Boulevard, as shown on the Site Plan (Exhibit "E")

b. Within the subject property, internal access shall be provided by reciprocal easements for ingress and egress, if ownership or occupancy of the subject property is subdivided among more than one person entity.

3. Pedestrian Access.

Pedestrian access is provided by existing sidewalks.

**C. Signs.**

Signage for the subject property shall continue to conform to the requirements under the appropriate Section of the Zoning Code as specified for developments in CO Zoning Districts.

**D. Landscaping.**

The subject property is currently "grandfathered in" with respect to the Landscaping Requirements of the Zoning Code for the existing commercial buildings and its grounds. Still, in the event that the existing building is demolished or destroyed and subsequently reconstructed, the subject property will comply with the Landscaping Requirements of the Zoning Code, except as otherwise may be noted on the Site Planed (Exhibit "E").

**E. Recreation and Open Space**

Not applicable as this is a commercial property.

**F. Utilities**

Potable water is provided by JEA  
Sanitary Sewer is provided by JEA

Electric service is provided by JEA

G. Wetlands

Not applicable as the subject property is 100% built out.

- VI. With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the Planning and Development Department identifying all existing and proposed uses within the subject property, and showing the layout of the overall property.