

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2018-261 TO**  
**PLANNED UNIT DEVELOPMENT**

**MAY 17, 2018**

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 **2018-261** to Planned Unit Development.

***Location:*** North side of Youngerman Circle between  
Parramore road and Periwinkle Drive

***Real Estate Number(s):*** 016503-2005

***Current Zoning District:*** Planned Unit Development (PUD 1999-804-E)

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

***Current Land Use Category:*** Business Park (BP)

***Planning District:*** Southwest, District 4

***Applicant/Agent:*** Steve Diebenow, Esq.  
One Independent Drive, Suite 1200  
Jacksonville, Florida 32202

***Owner:*** 295 Venture, LLC  
25655 Marsh Landing Parkway  
Ponte Vedra Beach, Florida 32082

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

**GENERAL INFORMATION**

Application for Planned Unit Development **2018-261** seeks to rezone approximately 9.7 acres of land from PUD to PUD. The rezoning to PUD is being sought so that the property can be developed with a maximum of 400,000 square feet of a mix of uses including, hotels, adult congregate living facilities, retail sales and service establishments, day care centers, service garages, professional, business and medical offices, banks, vocational schools, personal property storage and warehousing. The existing PUD allows permitted and permissible uses in the Industrial Business Park (IBP) Zoning District.

### 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 Business Park (BP) 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. The subject site is located within the Business Park (BP) land use category within the Suburban Development Area as identified on the Future Land Use Map series (FLUMs) of the Future Land Use Element of the 2030 Comprehensive Plan. BP is a category intended to accommodate primarily commercial office and light industrial uses. The property is located off Youngerman Circle, a collector roadway. The permitted uses listed in the PUD written description are allowed primary or secondary uses in the BP land use category. However, the BP category includes mixed-use requirements for commercial retail sales and service establishments and residential uses.

The BP category requires that commercial retail sales and service establishments and residential uses be permitted as part of mixed use development. Mixed-use developments may not include more than 80 percent of any individual use. However, the property is located within the boundaries of the Villages of Argyle DRI which is a mixed use development that contains warehouse/light manufacturing and industrial uses in the nearby area. Due to the property location within the boundaries of the mixed use DRI, the mixed-use requirements of the BP land use category are looked at on a broader scale to the surrounding development and the wider approved DRI development. Therefore, because the site is within the boundaries of a master planned mixed-use DRI, the proposal would meet the mixed use requirements of the BP land use category.

**Principal Uses:** Offices; Business and professional offices; Banks; Financial institutions; Research and development activities; Radio and TV studios; Light manufacturing; fabrication and assembly; Commercial retail sales and service establishments; Major institutions; Light industrial; Warehousing; Multi-family dwellings; Live/work units; Hotels and motels; Off street parking lots and garages when combined with another principal use; and Uses associated with and developed as an integral component of TOD for sites located outside of areas identified as an Industrial Sanctuary.

**Secondary Uses:** Secondary uses shall be permitted pursuant to the Industrial land use introduction. In addition, the following secondary uses may also be permitted: Communication facilities; Utility plants and facilities; Off-street parking lots; Vocational trade, technical or industrial schools; and similar public facilities. The following secondary uses shall not be permitted: Bed and breakfast; Cemeteries, mausoleums, funeral homes or mortuaries; Driving

ranges; Golf, yacht, tennis and country clubs; Commercial fishing or hunting camps; Dude ranches; Fairgrounds; Riding academies; Shooting ranges; Stadiums and arenas; Yard waste composting; Camping grounds; Crematoria; Private camps.

**Accessory Uses:** Outside storage, accessory to a permitted use may be permitted provided it is visually screened pursuant to supplemental performance standards and criteria of the Land Development Regulations.

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

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?*

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

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 category as identified in the Future Land Use Map series (FLUMs): Business Park (BP). This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE 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.

FLUE 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.

FLUE Policy 1.1.14 Exempt the internal arrangement of uses within Developments of Regional Impact (DRIs) from the nodal and other locational criteria of the 2030 Comprehensive Plan, subject to required local and regional reviews.

FLUE Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 1.1.24 The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.

FLUE Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

FLUE Policy 3.2.18 The City shall permit business parks in locations adjacent to, or near, residential areas, subject to Development Areas and the Plan Category Descriptions of the Operative Provisions and applicable Land Development Regulations.

FLUE 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.

ROSE Policy 2.2.1 The City shall require that all new non-residential land uses, except in the Central Business District, provide a minimum of 10% of the property in open space.

#### Villages of Argyle DRI

The proposed mixed-use PUD is located within the “East Village” of the Villages of Argyle DRI. This particular area of the DRI was not included in the Amended and Restated Development Order of the DRI that was approved in 1999 because it was considered already developed lands. Therefore, the development would not pull from the development rights of the DRI. However, the proposed use is consistent with the 1989 Master Plan Map H which is the latest directive for this area of the DRI. The proposed PUD is consistent with the Villages of Argyle PUD.

*(2) Consistency with the Concurrency Mobility and 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.

*(3) Allocation of residential land use*

This proposed Planned Unit Development intends to utilize lands for a commercial and industrial development. 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 is consistent with the internal compatibility factors with specific reference to the following:

The use of existing and proposed landscaping: The written description states that the development will comply with Part 12 of the Zoning Code for required landscaping, with the exception that the uncomplementary use buffer is not required. Staff has reviewed the permitted and permissible uses and determined only the adult congregate living facility will require an uncomplementary buffer.

The use of topography, physical environment and other natural features: The parcel is flat without any significant grade change. There is an existing storm water pond on the eastern portion of the site, which could be included in the development.

Traffic and pedestrian circulation patterns: The site plan is a bubble diagram that does not show the buildings or parking areas. Access will be from Parramore Road and Youngerman Circle.

The particular land uses proposed and the conditions and limitations thereon: The written description restricts loading docks for warehousing, manufacturing and similar uses from the west boundary of the property. This reduces any adverse impacts to the residential dwellings to the west.

Compatible relationship between land uses in a mixed-use project: The permitted and permissible uses are from the CCG-1 Zoning District with the exception of warehousing, wholesaling and manufacturer's agents, which are found in the IBP Zoning District. The staff feels the uses are internally compatible.

(5) External Compatibility

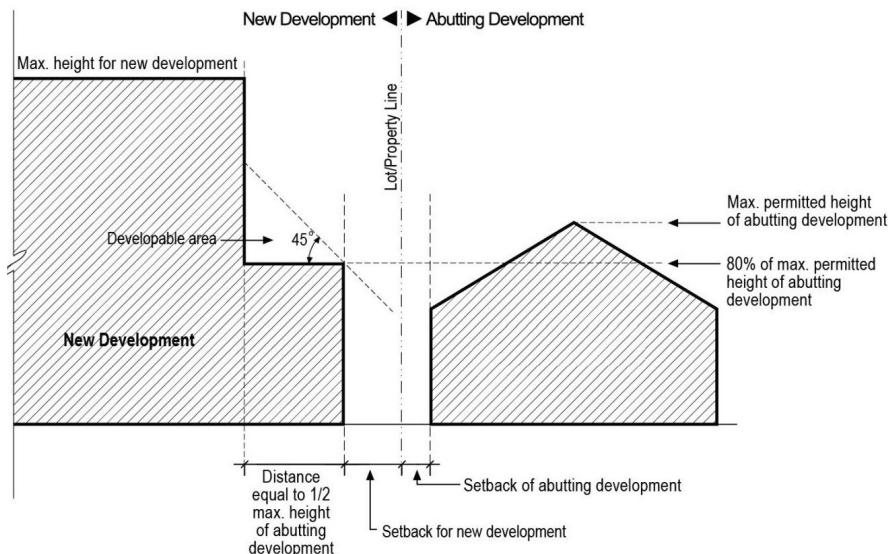
Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The proposed development is located in an area with residential, commercial, warehouses and institutional uses. Commercial uses at this location supplements the existing residential, office and commercial uses in the immediate area.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	BP	PUD (99-804)	Undeveloped, retention pond
South	LI	PUD (99-804)	
	BP	PUD (99-804)	Florida Career College
East	CGC	PUD (00-503)	Automobile dealership
West	LDR	PUD (99-804)	Single-family dwellings

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The written description provides for a for a scale transition along the western boundary adjacent to residential dwellings. The text is from the definition of Scale Transition in the Comprehensive Plan. The minimum western boundary setback is 10 feet. The maximum building at the setback is 80% of 35 feet or 28 feet. Any portion of the building taller than 28feet must be setback a minimum of 27.5 feet from the property line. See diagram below.



*(6) Intensity of Development*

The proposed development is consistent with the BP functional land use category as a commercial and industrial development. The PUD is appropriate at this location because it will support the existing offices, service establishments and residential in the area.

The availability and location of utility services and public facilities and services: JEA has no objection to the proposed development.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The written description requests relief for the maximum driveway width 24 feet. Although it also state any driveway wider than 24 feet is subject to the review and approval of the Development Services Division. The City's Traffic Engineer suggests two conditions; provide a traffic study for right and left turn lanes into the proposed site from both Youngerman Circle and Parramore Rd as well as a signal warrant. The other condition is for driveways shall not exceed the width given in the Land Development Procedures Manual.

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

The project will be developed with the required amount of open space. No recreation area is required.

*(8) Impact on wetlands*

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, 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 May 5, 2018, 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 2018-261 be **APPROVED with the following exhibits:**

1. The original legal description dated March 28, 2018.
2. The revised written description dated May 7, 2018.
3. The original site plan dated March 19, 2018.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2018-261 be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. Provide a traffic study for right and left turn lanes into the proposed site from both Youngerman Circle and Parramore Rd. If Parramore Rd Extension is built as part of this PUD, the traffic study is to include the intersection of Parramore Rd and Youngerman Circle. This study shall include both left and right turn lane warrants as well as a signal warrant. Any required improvements will be the responsibility of the developer. All turn lanes shall meet FDOT design standards and all left turn lanes shall have a minimum 100' queue.
2. Driveways to public streets shall not exceed the width given in the Land Development Procedures Manual.



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.



View of subject property.

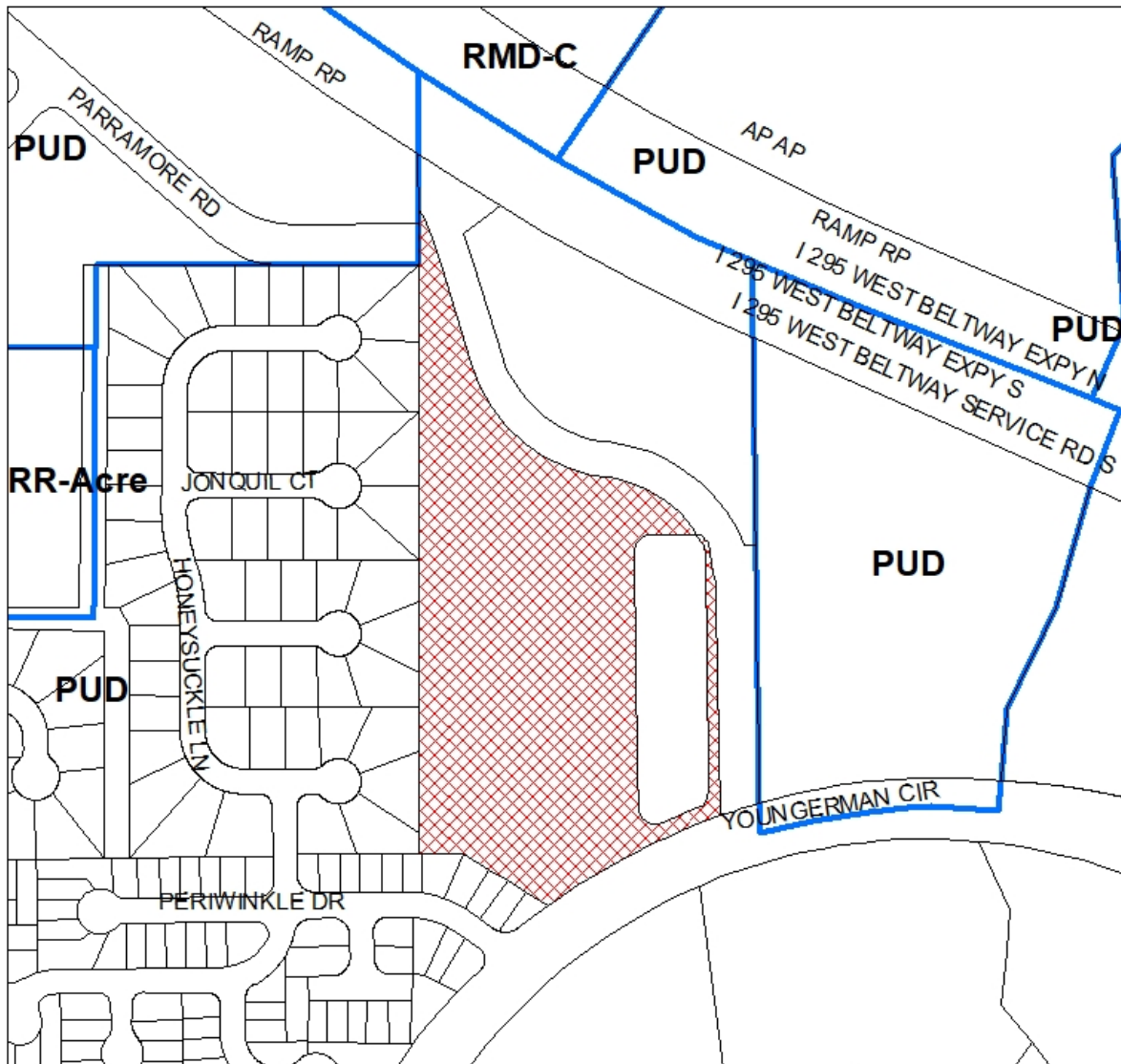


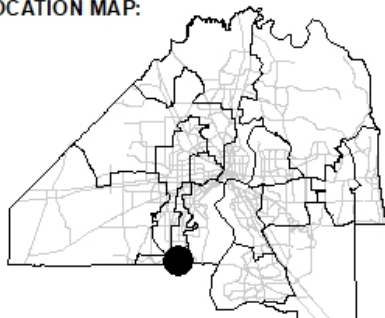
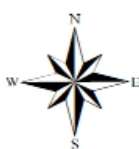
View of subject property.



Aerial view of subject property.





<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM:</b> PUD</p> <p><b>TO:</b> PUD</p>	<p><b>LOCATION MAP:</b></p> 	 <p>0 110 220 440</p> <p>Feet</p>
<p><b>ORDINANCE NUMBER:</b></p> <p><b>ORD-2018-0261</b></p>	<p><b>TRACKING NUMBER</b></p> <p><b>T-2018-1740</b></p>	<p><b>COUNCIL DISTRICT:</b></p> <p><b>14</b></p> <p><b>PAGE 1 OF 1</b></p>