

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2019-0121**

**MARCH 21, 2019**

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 **2019-0121**.

***Location:*** 4760 Ocean Street; Between Palmer Street and Patrol Road

***Real Estate Number:*** 168965-0000 and 168967-0000

***Current Zoning Districts:*** Mayport Public Parks and Open Space (ROS-M)  
Mayport Village Commercial (CCG-2-M)

***Proposed Zoning District:*** Public Buildings and Facilities-Mayport (PBF-M)

***Current Land Use Category:*** Public Buildings and Facilities (PBF)

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

***Applicant/Owner:*** Jacksonville Transportation Authority  
121 West Forsyth Street, Suite 200  
Jacksonville, FL 32202

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2019-0121** seeks to rezone 1.26± acres of land from Mayport Public Parks and Open Space (ROS-M) and Mayport Village Commercial (CCG-2-M) to Public Buildings and Facilities-Mayport (PBF-M). The subject property consists of two (2) parcels situated on both sides of the Mayport ferry slip, which serves the St. Johns River Ferry service. The request is being sought in order to permit the development of supporting uses to the Mayport Ferry.

The rezoning site is also located within the boundaries of the Mayport Village Overlay Zoning District, and was thereby forwarded to the Mayport Waterfront Partnership for review. As of Thursday, March 14, 2019, no comments have been received from the group.

## **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. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds the subject property to be 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.

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

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. According to the Future Land Use Element (FLUE), PBF is a category which is intended to accommodate major public use or community service activities. Activities that provide community service functions vary in character and locational need. A primary consideration in locating these uses is to ensure that each use will function as it is intended, as an important part of the urban service delivery system. The standards to be prepared as Land Development Regulations and the criteria herein only designate locations that may be considered for public/semi-public uses, and do not apply to military bases or other uses that do not directly serve the citizens of the City.

With the exception of utility substations and other similar non-trip generating uses, community and regional serving public/semi-public sites should abut a roadway classified as a collector or higher facility on the adopted highway functional classification system map, which is part of the 2030 Comprehensive Plan. Transportation facilities are a principal use in PBF.

**To ensure compliance with the provisions of the Comprehensive Plan, the proposed zoning application will be reviewed in relation to the following goals, objectives, polices or text of the 2030 Comprehensive Plan:**

**Future Land Use Element:**

**Goal 3**

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

The proposed rezoning at the subject site would enhance the viability of non-residential uses within the Mayport Village by creating a more uniform development pattern in the given area and increase land availability for public uses.

**Objective 6.3**

The City shall accommodate growth in Jacksonville by encouraging and facilitating new 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.

The proposed rezoning to PBF-M would allow for small infill development on traditionally vacant and underutilized parcels along Ocean Street.

**Transportation Element (TE):**

**Policy 1.4.7**

The City shall require new development or redevelopment to support alternative modes of transportation. Such measures may include, but are not limited to, the provision of sidewalks, bikeways, transit stops, or other facilities to support alternative modes, such as parking management systems and park-and-ride facilities.

Any proposed development at the subject site will be expected to adhere to this policy.

**Policy 11.1.1**

The City shall coordinate with the Jacksonville Port Authority and the Jacksonville Airport Authority to implement its policies which relate to development and expansion of facilities designed to expedite the movement of persons and goods between various transportation modes.

The applicant has, and will continue to act in accordance with the policy mentioned above.

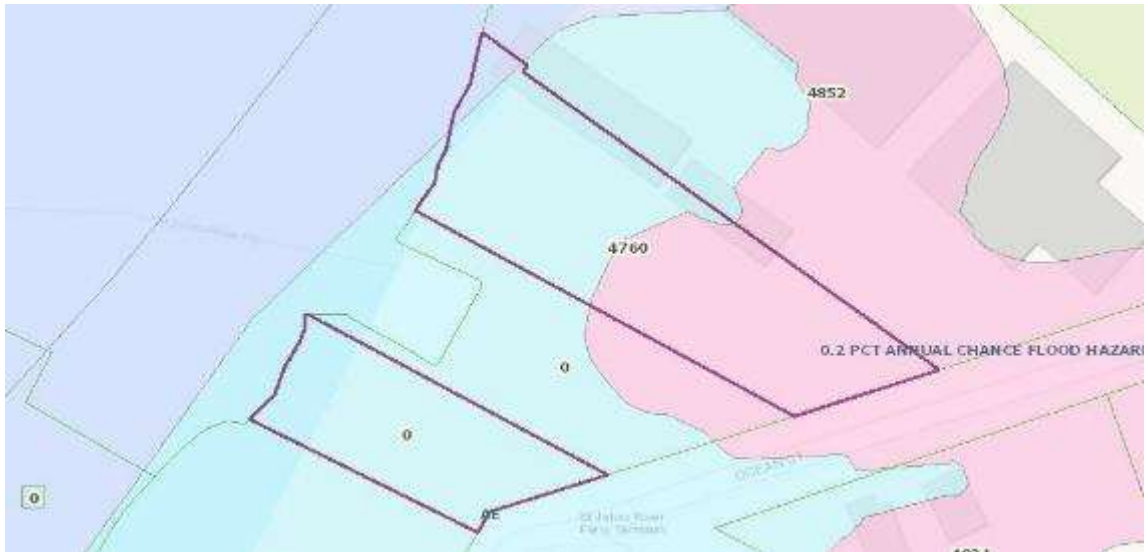
3. ***Does the proposed rezoning conflict with any portion of the City's land use regulations?***

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development

Department, the subject property will be rezoned from CCG-2-M/ROS-M to PBF-M in order to permit for office development and other uses for the Mayport Ferry—all while adhering to local, state, and federal regulations mentioned below:

**Flood Zones:**

Approximately 0.43 of an acre of the subject site is located within the 0.2 PCT Annual Chance Flood Hazard and 0.83 of an acre is within the AE flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm of Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. In result, any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.



**Flood Zone Map**

For more information regarding flood zones, please see the attached memo from Community Planning Division.

**Coastal High Hazard Area (CHHA) / Adaptation Action Area (AAA):**

Approximately 0.05 of an acre of the subject site is located within a Coastal High Hazard Area (CHHA) and Adaptation Action Area (AAA), as defined by Sections 163.3178(2)(h) and 163.3164(1), Florida Statutes. However, no development is proposed on the portion of the subject site that is located within the CHHA/AAA.

**Manatee Protection Plan Boat Facility Siting Zone:**

The subject property is also located within the jurisdiction of the Manatee Protection Plan (MPP) Boat Facility Siting Zone. According to the Boat Facility Siting Zones of the Manatee Protection Plan, Mayport Village on the shores of the St. Johns River is a preferred

zone and allows for construction of boat slips. Permits must be approved by the Florida Department of Environmental Protection and the St. Johns River Water Management District.

**Airport Environment Zone**

The site is located within the 35 foot Height and Hazard Zone for the Mayport Naval Air Station. Zoning will limit development to a maximum height of less than 35 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

**SURROUNDING LAND USE AND ZONING**

The subject property is located in the Mayport Village Overlay Zoning District and more specifically, is the present location of the St Johns River Ferry. The property has frontage along Ocean Street and borders several ferry-related uses. The rezoning request to the PBF-M Zoning District will allow for further development and support of the St Johns River Service for the Mayport Ferry. Nonetheless, adjacent land uses and zoning districts are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	N/A	N/A	St. Johns River
East	CGC	CCG-1-M/PBF-M	Marina/Boat Businesses
South	CGC	CCG-1-M	Single-Family Dwelling
West	CGC	CCG-2-M	Parking Lot

It is the opinion of the Planning and Development Department that the requested rezoning to PBF-M will be consistent and compatible with the surrounding uses.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **March 7, 2019** by the Planning and Development Department, the required Notice of Public Hearing signs **were not** posted. However, the applicant promptly followed up and posted the signs later that day.



**Jacksonville Transportation Authority, 3/7/2019**

**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2019-0121** be **APPROVED**.

**Figure A:**



Source: Planning & Development Dept, 2/11/19

**Aerial view of the subject site and parcel, facing north.**

**Figure B:**



Source: Planning & Development Dept, 3/7/19

**View of Ocean Street and the subject parcel (RE: 168967-0000), facing north.**

**Figure C:**



**Source: Planning & Development Dept, 3/7/19**

**View of Ocean Street and the subject parcel (RE: 168967-0000), facing north.**

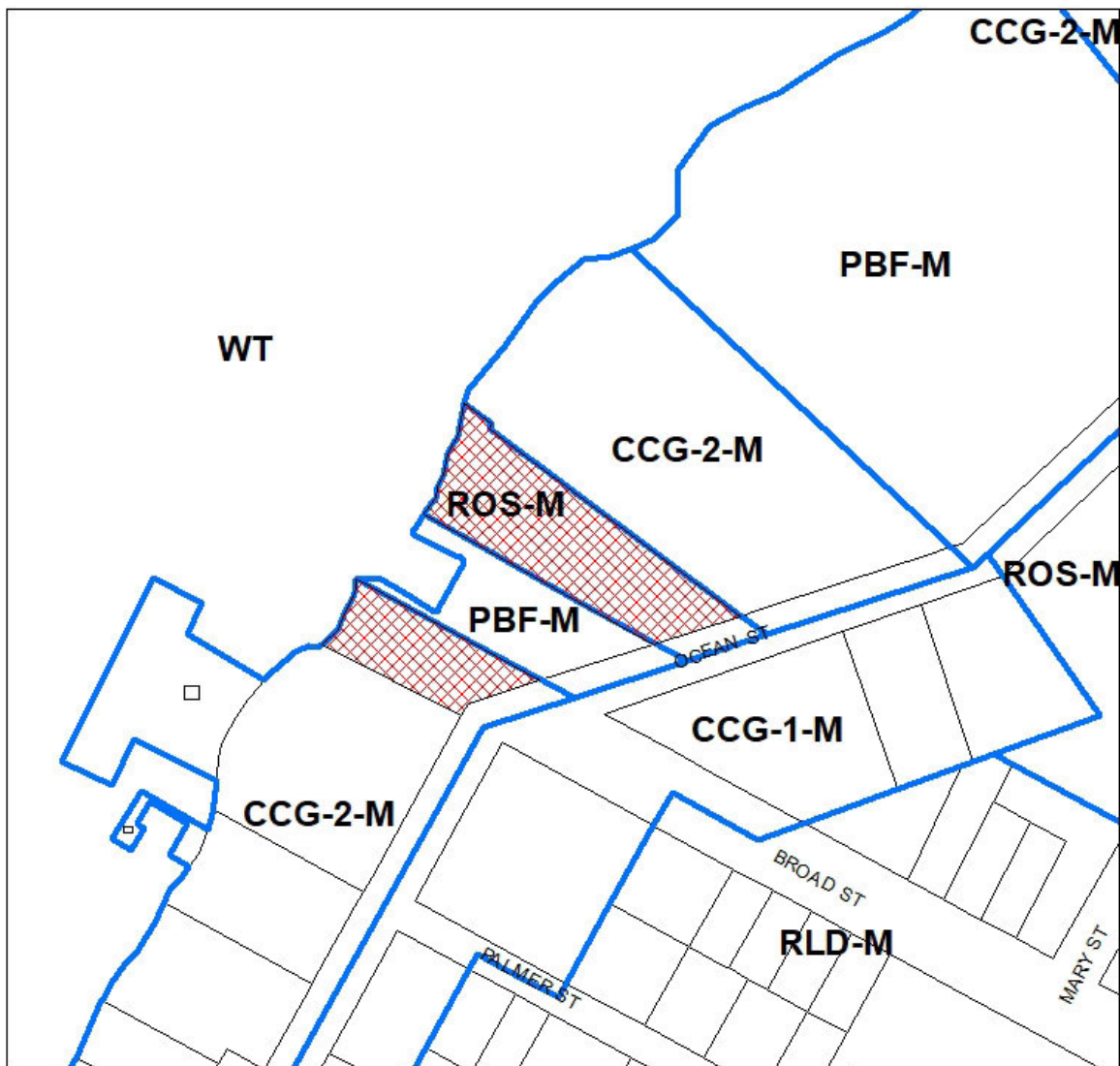
**Figure D:**

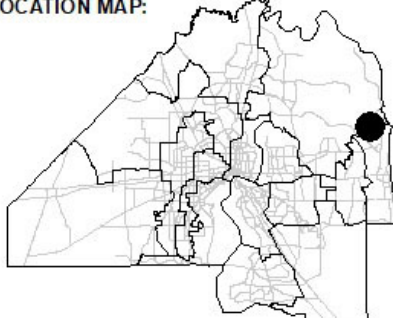
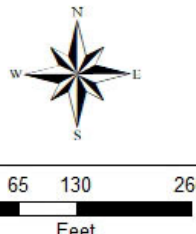


**Source: Planning & Development Dept, 3/7/19**

**View of Ocean Street and the neighboring marina facility site, facing north.**





<p>REQUEST SOUGHT:</p> <p>FROM: ROS-M &amp; CCG-2-M</p> <p>TO: PBF-M</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>13</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2019-0121</p>	<p>TRACKING NUMBER</p> <p>T-2019-2227</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>