

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FO

APPLICATION FOR REZONING ORDINANCE 2019-0200

APRIL 18, 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 **2019-0200**.

Location: 3599 & 3625 University Boulevard South (SR 109)

Real Estate Number: 136288-0600; 136288-0500; 136288-0000

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

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

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

Planning District: District 3—Southeast

Applicant: David Christopher Hagan, Esq.
Gilmore Hagan Partners
800 W. Monroe Street
Jacksonville, FL 32202

Owner: Bradley Talbert
Memorial Healthcare Group, Inc.
3625 University Blvd. South
Jacksonville, FL 32216

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2019-0200** seeks to rezone 23.86± acres of a property from Public Buildings and Facilities-2 (PBF-2) to Public Buildings and Facilities-3 (PBF-3). The property is located in the Public Buildings and Facilities (PBF) land use category within the Urban Area of the Future Land Use Element of the 2030 Comprehensive Plan. The request is being sought in order to allow for a continuation of the existing hospital use.

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. The Public Buildings and Facilities-3 (PBF-3) Zoning District is a primary zoning district within the Public Buildings and Facilities (PBF) functional land use category, and the subject property meets the primary criteria and standards. The application 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 rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. PBF is a category that is intended to accommodate major public use or community service activities. In the Urban Development Area, PBF is intended to provide development in a nodal development pattern. Principal uses include but are not limited to all lawful government activities; public buildings and grounds; schools; general aviation uses; public/private institutions; and hospitals, including professional offices, medical clinics, pharmacies, and other uses normally associated therewith. Subject property is located along the University Boulevard South (SR 109). The proposed application is consistent with the following objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

Future Land Use Element

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.

The proposed rezoning of PBF-2 to PBF-3 will allow the applicant to continue with the current uses of the property will allow for expansion of signage options. The change will not contribute to urban sprawl by allowing uses not already in existence within the surrounding area. The proposed use will be in compliance with Objective 1.1.

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.

The proposed rezoning of PBF-3 will be compatible with the future development of the area and surrounding area and therefore will be in compliance with Policy 1.1.22.

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.

According to the JEA Availability Letter, provided by the applicant, it shows that the subject site will be supplied by Potable Water and City Sewer. Therefore, subject property will be in compliance with Policy 1.2.9.

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 subject property is located along State Route 9B and E Town Parkway interchange and if approved the proposed rezoning from PBF-2 to PBF-3 would allow for a continuation of the existing hospital use. The proposed use will achieve

that well-balanced and organized combination of residential and non-residential uses, therefore, being in compliance with Goal 3.

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 PBF-2 to PBF-3 in order to allow for a continuation of the existing hospital use.

SURROUNDING LAND USE AND ZONING

The subject site is the location of Memorial Hospital on the east side of University Boulevard, north of Harvin Road and is located in the Urban Development Area. It is also located within Planning District 3 and Council District 11. 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. Principal uses include but are not limited to all lawful government activities; public buildings and grounds; schools; general aviation uses; public/private institutions; and hospitals, including professional offices, medical clinics, pharmacies, and other uses normally associated therewith. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	PBF	PBF-2	Private Hospital
East	LDR	RLD-60	Single Family Dwellings
South	CGC	CCG-1	Commercial Offices
West	RPI	CRO	Multi-Family Dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to PBF-3 will be consistent and compatible with the surrounding uses.

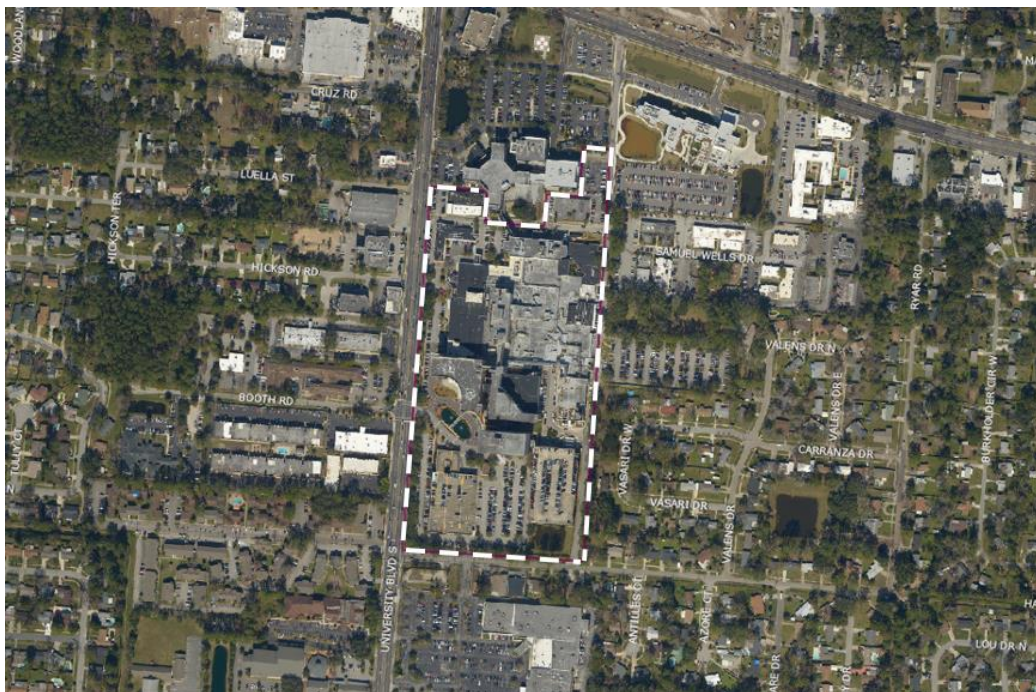
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on April 02, 2019 by the Planning and Development Department, the required Notice of Public Hearing signs **was** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2019-0200** be **APPROVED**.



Aerial View

Source: JaxGIS Map



Subject Site

Source: Planning & Development Department 04/02/2019



Subject Site

Source: Planning & Development Department 04/02/2019



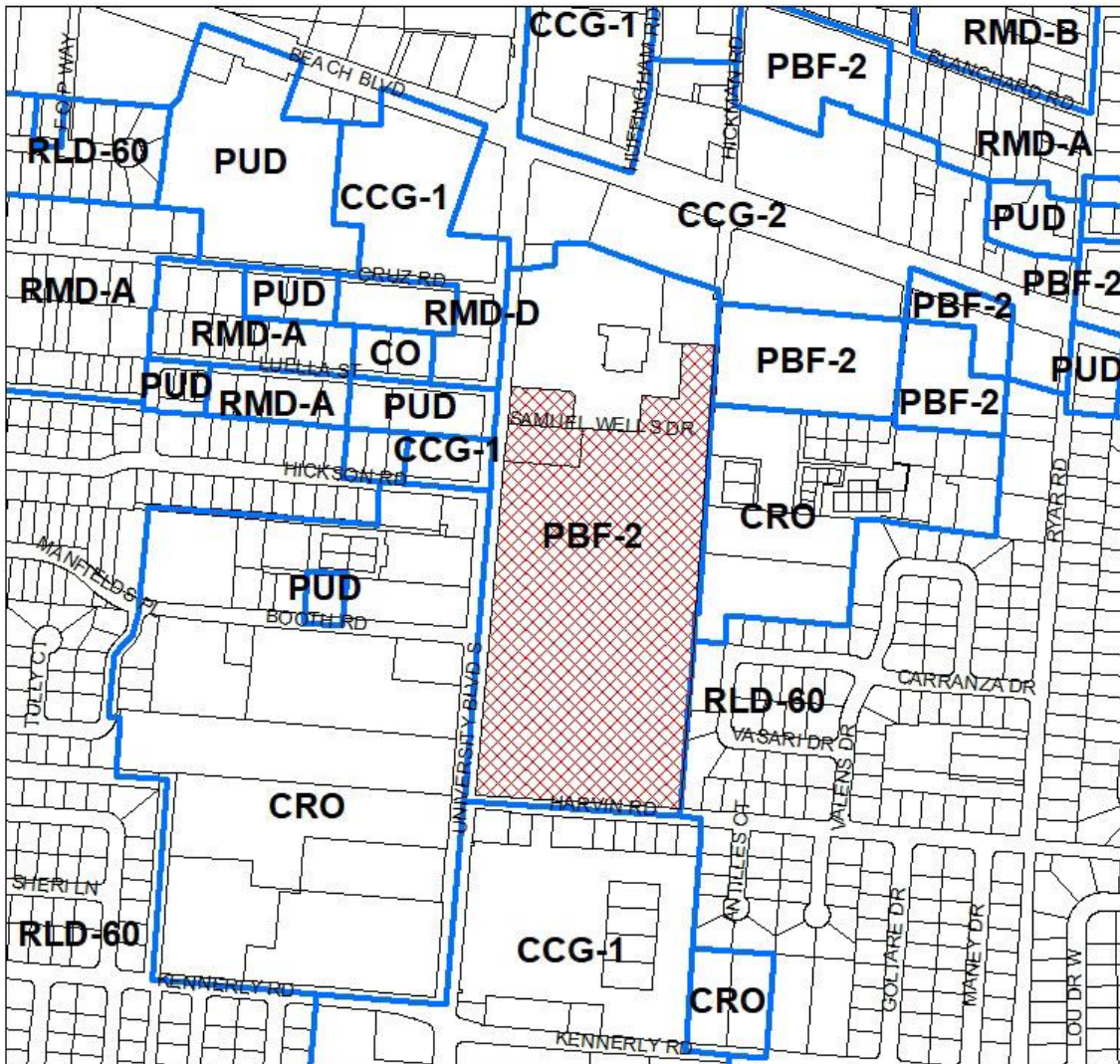
View of Property to the South

Source: GoogleMaps



View of Property to the North

Source: GoogleMaps



<p>REQUEST SOUGHT:</p> <p>FROM: PBF-2</p> <p>TO: PBF-3</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT:</p> <p>4</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2019-0200</p>	<p>TRACKING NUMBER</p> <p>T-2019-2216</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Legal Map
 Source: JaxGIS Map