

**MEMORANDUM**

TO: Andrew Hetzel, City Planner II

FROM: Lisa S. Ransom, City Planner III

DATE: October 1, 2013

RE: Consistency Review for Application for Ordinance 2013-0632
for a rezoning from Industrial Business Park (IBP) to Planned
Unit Development.

St. Johns Bluff Road Corridor Study Area
Ordinance 2004-110-E
Application for Rezoning to Conventional Zoning District

The subject property is located within the boundaries of the St. Johns Bluff Road Corridor Land Use and Zoning study. The proposed application is for a rezoning from Industrial Business Park (IBP) to Planned Unit Development (PUD) for a parcel of land consisting of 3.5 acres of land. The site is currently developed with five commercial buildings.

According to the study, the site is located in the northern segment of the study area between Atlantic Boulevard and Monument Road.

2088 S ST JOHNS BLUFF RD
Property Detail

RE #	163830-0000;16831-0000;16832-0000;163833-0000;163834-0000
<u>Tax District</u>	GS
<u>Property Use</u> # of Buildings	4897 WAREHOUSE, PREFAB
Legal Desc.	21-25 19-2S-28E ROBINWOOD ACRES UNIT NO 2
<u>Subdivision</u> Total Area	03016 ROBINWOOD ACRES UNIT 02 40658

According to Section III Recommendations and Implementation Strategies of the study, the goals are as follows:

- Prevention of the development of strip commercial along the corridor by encouraging general commercial at the intersections or with shared access;
- Promotion of shared access to provide safe movements also the portion of the corridor which has grassed medians;
- Providing for appropriate transitions among users;
- Promotion of an attractive aesthetic appearance by use of:
 - Common signage patterns;
 - Landscaping; and
 - Fencing;
- Protection of residential uses; and
- Promotion of mixed-use developments.

According to Section E of the proposed PUD the written description indicates that the rezoning application “will differ from conventional zoning districts by excluding the less desirable uses found in the conventional districts”. **However, it should be noted that the PUD includes uses such as “dancing entertainment establishments not serving alcohol, adult arcade amusement centers, game promotions or sweepstakes utilizing electronic equipment, crematories, car washes and blood donor stations, carnivals, outside retail sales, etc..**

Furthermore, the PUD would allow the removal of trees (See Section D.) and one street frontage sign per lot, up to a maximum of 300 square feet in signage for each lot provided that the distance between signs is not closer than 200 feet.

The Neighborhood Planning Section finds that the proposed PUD does meet the intent of the St. Johns Bluff Road corridor study in the prevention of strip commercial activities. In addition, the proposed signage, including one sign per lot and the removal of trees are not in compliance with the aesthetic requirements and/or intent of the study.

Based on the aforementioned, the proposed rezoning is **inconsistent** with the study guidelines and recommendations of the St. Johns Bluff Road Corridor Land use and Zoning Study.