



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
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Jacksonville, FL 32202
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Jacksonville.gov

October 3, 2024

The Honorable Randy White
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2024-722 **Application for: Stratton Oakmont PUD**

Dear Honorable Council President White, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

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

Planning and Development Department Recommendation: **Approve with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

- The original legal description dated July 25, 2024
- The original written description dated August 1, 2024
- The original site plan dated July 31, 2024

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

- 1. The typical street cross section for a right of way proposed to be dedicated to the City of Jacksonville shall match that found in the Land Development Procedures Manual Volume 3: Standard Details, Plate P-127.**
- 2. The minimum roadway centerline radii shall be 80'.**

Planning Department conditions:

1. **The typical street cross section for a right of way proposed to be dedicated to the City of Jacksonville shall match that found in the Land Development Procedures Manual Volume 3: Standard Details, Plate P-127.**
2. **The minimum roadway centerline radii shall be 80'.**

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: **6-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Absent
Amy Fu	Aye
Julius Harden	Aye
Mon'e Holder	Aye
Ali Marar	Absent
Jack Meeks	Absent

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

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-0722 TO
PLANNED UNIT DEVELOPMENT

OCTOBER 3, 2024

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 **2024-0722** to Planned Unit Development.

Location: 3257 & 3259 Stratton Road, between Stratton Road and Fox Creek Drive

Real Estate Numbers: 012872 0000; 012872 0100

Current Zoning District: Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: 4 – Southwest

Council District: District 12

Applicant/Agent: Brian Small
Bird Dog
3948 3rd Street South, 116
Jacksonville Beach, Florida 32250

Owner: Sandra Snowden
3257 Stratton Road
Jacksonville, FL 32221

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2024-0722** seeks to rezone approximately 11.40± acres of land from Residential Rural Acre (RR-Acre) to a Planned Unit Development (PUD). The rezoning to a PUD is being sought to allow for a residential subdivision with a maximum of 50 single-family dwelling units. The proposed lots will meet the minimum lot size requirements as listed in the RLD-50 zoning district.

Located within the Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2045 Comprehensive Plan, the proposed density of the project will not exceed the land use category's seven units per acre.

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.

(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?

Yes. The 11.40-acre subject property is on the north side of Stratton Road, a local roadway. The property is located within the Low Density Residential (LDR) land use category within the Suburban Development Area, in Council District 12 and Planning District 4 (Southwest).

Low Density Residential (LDR) is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. Mixed use developments utilizing the Traditional Neighborhood Development (TND) concept, which is predominantly residential but includes a broad mixture of secondary recreational, commercial, public facilities and services may also be permitted. New residential subdivisions in LDR should be designed in such a way as to reduce the number of Vehicles Miles Traveled, and cul-de-sacs should be avoided.

The maximum gross density in the Urban and Suburban Areas shall be 7 units/acre when centralized potable water and wastewater services are available to the site and there shall be no minimum density; except as provided herein.

- The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available.
- The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.

The proposed land use is consistent with requirements of the 2045 Comprehensive Plan and is served by JEA for water and sewer services.

All permitted and permissible uses are consistent with the PUD. They are limiting the residential units to 50 single-family dwellings which is consistent with the maximum density allowed within the Low Density Residential (LDR) land use category.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045

Comprehensive Plan?

This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element (FLUE):

Policy 1.2.8

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 may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The subject property is located in the Suburban Development Area and the proposed development shall connect to City water and sewer.

Policy 3.1.5

The City shall provide opportunities for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

The proposed rezoning at the subject site would directly address projected growth within the general vicinity by providing for a greater variety of housing options for local citizens.

Airport Environment Zone – Height Restriction Zone

The site is located within the 150-foot Height and Hazard Zone for Cecil Airport and 50-foot Height and Hazard Zone for Herlong Airport. Zoning will limit development to a maximum height of 50-feet and 150-feet within the areas designated as such, 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).

(C) 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 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 2045 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 currently within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). Nonetheless, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously evaluated in Criteria (B).

(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 the subject parcels for a single-family dwelling development. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The variety and design of dwelling types: The proposed development will consist of only single-family dwellings with lot size of 50' x 110' and lots having a minimum of 5,000 square feet of area.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Recreation standards shall be in accordance with Section 656.420(b) of the Zoning Code.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced via Stratton Road.

(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 along Stratton Road, southeast of the Fox Hill Farms subdivision, and the area is primarily residential in nature. As such, the subject site will preserve the residential character of the area by offering a greater assortment of lot sizes and housing product. Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	LDR	PUD 2001-0815-E	Single-family dwellings
South	LDR	RR-Acre	Single-family dwellings
East	LDR	PUD 1988-1078	Single-family dwellings
West	LDR	RR-Acre/ PUD 2001-0815-E	Single-family dwellings

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category.

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer.

School Capacity: Based on the Development Standards for impact assessment, the 10.00± acre proposed PUD rezoning has a development potential of 45 single-family units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

School Impact Analysis
PUD 2024-0722

Development Potential: 50 Residential Dwellings

School Type	CSA ¹	2024-25 Enrollment/CSA	Current Utilization	New Student/ Development ³	5-Year Utilization	Available Seats –	Available Seats - Adjacent CSA
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			(%)		(%)	CSA ³	1&2
Elementary	8	6,160	78%	6	79%	1,191	2,399
Middle	7	2,097	159%	2	64%	774	1,261
High	2	3,312	84%	3	82%	237	1,029
Total New Students				11			

NOTES:

¹ Proposed Development's Concurrency Service Area (CSA)

² Available CSA seats include current reservations

³ Student Distribution Rate
 ES-.125
 MS-.051
 HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

Policy 2.3.2

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is

maximized to the greatest extent feasible.

Policy 3.1.1

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL ¹	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded) ³	SCHOOL CAPACITY ² (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2024/25)	% OCCUPIED	4 YEAR PROJECTION
Normandy Village ES #221	8	6	658	497	76%	72%
Chaffee Trail MS #140 (opened 2024)	7	2	1013	1195	118%	%
Ed White HS #248	2	3	2077	1684	81%	75%
		11				

NOTES:

¹ Attendance school may not be in proposed development's Concurrency Service Area (CSA)

² Does not include ESE & room exclusions

³ Student Distribution Rate
 ES-.125
 MS-.051
 HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject site is approximately 11.40 acres and is located at 3257 & 3259 Stratton Road, which is south of Normandy Boulevard, north of 103rd Street and east of Chaffee Road S. Normandy Boulevard between Cecil Commerce Center Parkway and Herlong Airport Road is a 4-lane principal arterial roadway that is operating at 44% of capacity. This segment currently has a maximum daily capacity of 36,600 vehicles per day (vpd) and average daily traffic of 16,200 vpd.

The applicant requests 50 single family homes (ITE Code 210) which could produce 472 daily trips.

The application was forwarded to the Transportation Planning Division and the following are comments provided:

- This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.

Furthermore, the following comments were issued from the Traffic Engineer. Staff supports the Engineer's findings and forwards to you the following:

- The typical street cross section for a right of way proposed to be dedicated to the City of Jacksonville shall match that found in the Land Development Procedures Manual Volume 3: Standard Details, Plate P-127.
- The minimum roadway centerline radii shall be 80'.

(7) Usable open spaces plazas, recreation areas.

The project will be developed in accordance with Section 656.420 of the Zoning Code and Policy 2.2.4 as applicable of the Recreation and Open Space Element of the 2045 Comprehensive Plan.

(8) Impact on wetlands

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 parking requirements will be consistent with the requirements of Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The development will be required to install sidewalks in accordance with the 2045 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **September 25, 2024** by the Planning and Development Department, the Notice of Public Hearing signs **were not** posted. Staff has reached out to the applicant to have the signs posted prior to the first public hearing.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0722** be **APPROVED WITH CONDITIONS** with the following exhibits:

- The original legal description dated July 25, 2024
- The original written description dated August 1, 2024
- The original site plan dated July 31, 2024

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0722** be **APPROVED WITH THE FOLLOWING CONDITIONS:**

1. The typical street cross section for a right of way proposed to be dedicated to the City of Jacksonville shall match that found in the Land Development Procedures Manual Volume 3: Standard Details, Plate P-127.
2. The minimum roadway centerline radii shall be 80’.



Source: JaxGIS

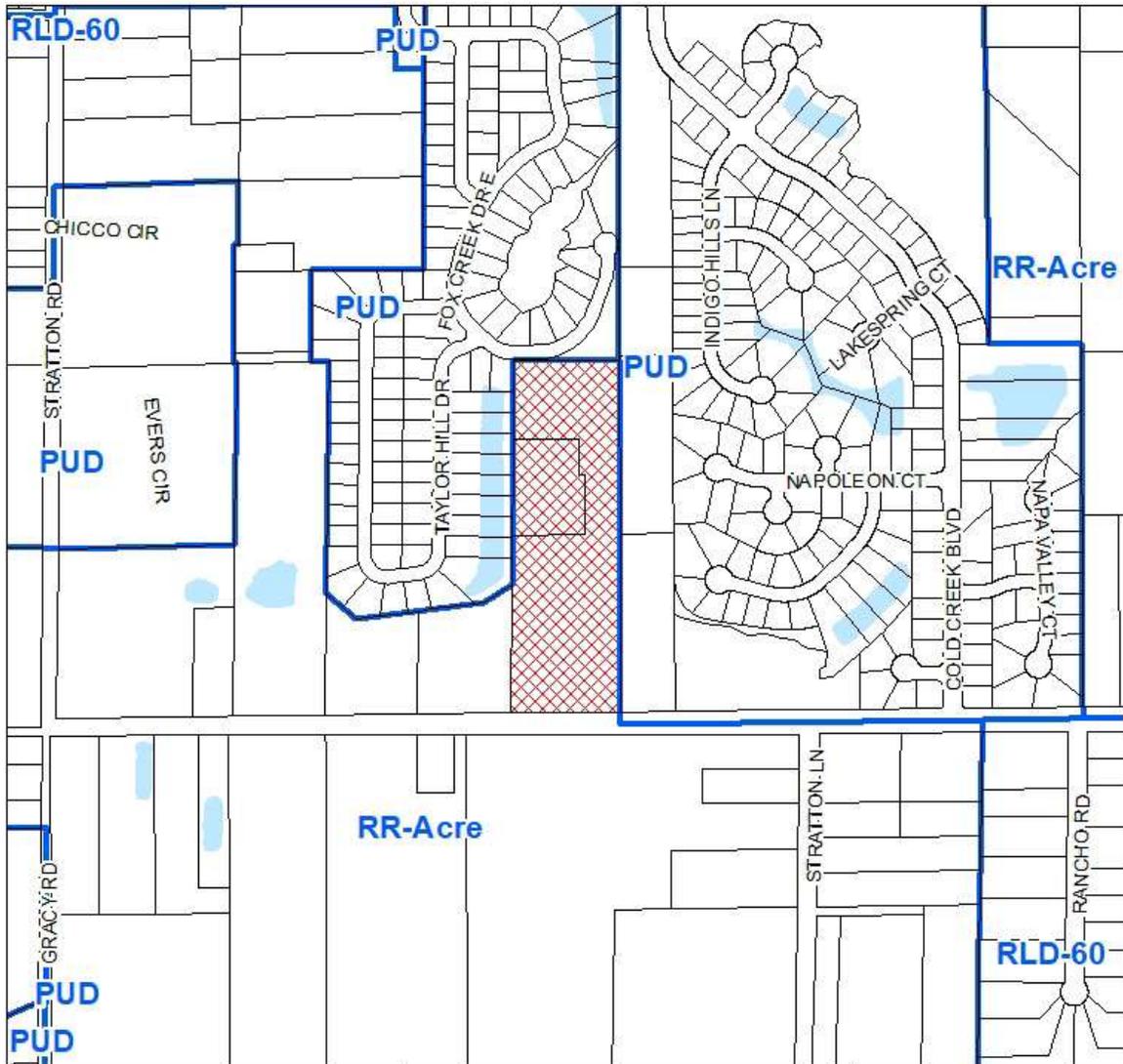
Aerial view of the subject property facing North.

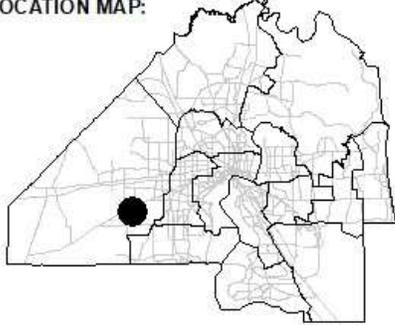
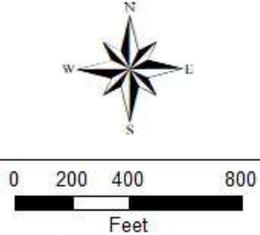


Source: Planning & Development Department, 9/25/24
View of the subject property from Stratton Road.



Source: Planning & Development Department, 9/25/2024
Aerial view of the subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>12</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2024-0722</p>	<p>TRACKING NUMBER</p> <p>T-2024-5756</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>