



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

January 23, 2025

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.: 2024-0980 Application for: Fishing Creek Properties 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 w/ Conditions**

Planning Commission Recommendation: **Deny**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated November 1, 2024
2. The Original Written Description dated November 1, 2024
3. The Original Site Plan dated March 7, 2022

Planning Department Conditions:

1. Each dwelling shall be oriented on the lot so that its long axis is parallel with the street or internal drive aisle if the development is not subdivided and plated.
2. Each dwelling shall be placed on a subdivided lot or designated manufactured home space that meets the minimum lot width of 50 feet and lot area of 5,000 square feet.

Planning Commission Commentary: There were several speakers in opposition who voiced concerns related to increase in traffic, insufficient access to the property due to narrow roads, increase in crime, and only one ingress and egress. Additionally, several speakers requested the application be

amended to RLD-60 to match the existing surrounding neighborhood rather than a PUD. The commissioners felt the request was premature and had concerns with the one ingress and egress through an existing neighborhood.

Planning Commission Vote: **8-0**

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

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

Sincerely,



Erin L. Abney, MPA

Chief, Current Planning Division
Planning & Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-0980 TO
PLANNED UNIT DEVELOPMENT

JANUARY 23, 2025

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 **2024-0980** to Planned Unit Development.

Location: 6210 & 6211 Pernecia Street

Real Estate Number(s): 097885-0010, 097885-0020

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

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southwest, District 4

Council District: District 14

Applicant/Owner: Jacob Parker
6211 Pernecia Street
Jacksonville, Florida 32244

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2024-0980** seeks to rezone approximately 4.86± acres of land from Residential Rural-Acre (RR-Acre) to PUD. The rezoning to PUD is being sought to allow for a maximum of 21 single family dwellings on the property. There are two existing single-family dwellings which will remain and are included in the 21 dwellings. The proposed minimum lot area is 5,000 square feet and 50 feet in width. The dwellings may be either rented or owners may be allowed to move their manufactured home on a lot.

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 Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) 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 2045 Comprehensive Plan.

According to the Category Descriptions of the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Urban Development Area is intended to provide for low-density residential development.

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. The maximum density if the site is not served by central sewer and potable water is 2 units per acre and minimum lot size must be ½ an acre. 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 applicant provided a JEA letter of availability and identified within the written description that the development will connect to central water and sewer services.

Sensitive Category II wetlands are located on the site. An analysis of the wetlands are provided in the details below.

The proposed uses in the PUD written description and requested density of 21 units on the site is consistent with the allowed uses and the density limitation for the LDR land use category. The proposed PUD is consistent with the 2045 Comprehensive Plan.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

Yes. 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:

Goal 1 To ensure that the character and location of land uses optimize the combined potentials of economic benefit and enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Policy 1.1.9 Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Natural or man-made buffers and boundaries
- Building orientation
- Site layout

Flood Zones

Approximately 0.06 acres of the site is located 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 or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year. The AE flood zone refers to areas within the 100-year floodplain, or SFHA, where flood insurance is mandatory.



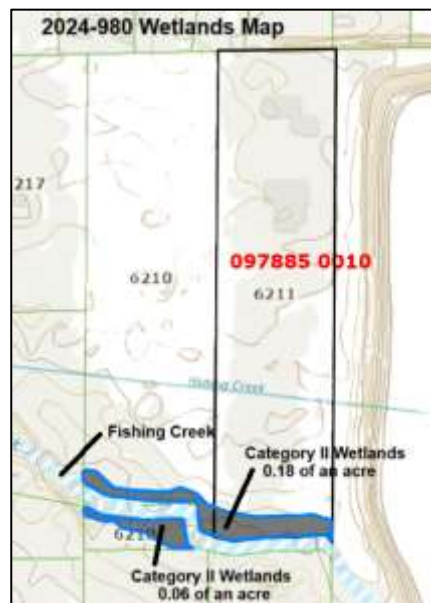
Wetlands

Review of City data and the applicant's site plan indicates the potential existence of wetlands on the subject site and as such, a wetlands survey has been provided by the City's GIS analysis that indicates the location, size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 0.24 of an acre.

General Location(s): The wetlands are located on both sides of Fishing Creek. The wetlands are a portion of a larger wetland system that buffers Fishing Creek.



(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 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 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 within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as 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 lands for single family residential dwellings. 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. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The proposed development will not be required to provide active recreation due to the number of proposed residential dwelling units. Per Sec.656.420 A residential subdivision development of fewer than 25 lots is not subject to Active Recreation regulations.
- The use of existing and proposed landscaping: A twenty-five (25) foot wide landscape area will be provided along the north property line. Additionally, the Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.
- The treatment of pedestrian ways: If the property is subdivided and platted the development will be required to provide sidewalks that meets the requirements of the Code of Subdivisions and 2045 Comprehensive Plan.
- Traffic and pedestrian circulation patterns: Vehicular access to the Property shall be by way of Pernecia Street as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

- The use and variety of building sizes and architectural styles: The PUD is requesting to deviate from building design elements, site orientation or garage requirements contained in Chapter 656, Part 4, Subpart C, Zoning Code for Single Family Dwellings. Per Florida Statue 163.3202(5)(b) local governments shall not apply any land development regulations related to building design elements for single family dwellings. However, local government can still regulate height, bulk, orientation, or location of a dwelling on a zoning lot.

To ensure compatibility with the proposed new structures to keep in character with the surrounding neighborhood the department is recommending the following conditions:

- Each dwelling shall be oriented on the lot so that its long axis is parallel with the street or internal drive aisle if the development is not subdivided and platted.
 - Each dwelling shall be placed on a subdivided lot or designated manufactured home space that meets the minimum lot width of 50 feet and lot area of 5,000 square feet.
- The use and variety of building setback lines, separations, and buffering: The Written Description is proposing setbacks that are similar to the RLD-50 Zoning District. This will ensure the development provides adequate open space between dwellings.
 - The form of ownership proposed for various uses: It is the intention to keep the development with one owner, the lots will be rented to individuals.

(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 area can be described as single family residential dwellings on a variety of lot sizes. The proposal for manufactured homes on 50-foot-wide lots is in keeping with the character of the 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	LDR	RLD-60	Single family dwellings
South	LDR	RR-Acre PUD (09-662)	Single family dwelling KIA Dealership. undeveloped
East	LDR	RR-Acre	COJ retention pond
West	LDR	RR-Acre	Single family dwellings

(6) Intensity of Development

The proposed development is consistent with the Low Density Residential (LDR) functional land use category for 21 single family dwellings. The PUD is appropriate at this location because it complements the residential character and density of the area and will offer alternative forms of dwellings.

- The existing residential density and intensity of use of surrounding lands: The surrounding area can be characterized as low-density single-family dwellings on a variety of lot sizes. The PUD proposes a maximum of 21 single family dwellings or manufactured homes meeting the existing density of the surrounding area.
- The availability and location of utility services and public facilities and services: According to JEA there is a water main that is approximately 200 feet north and a sewer main that is 45 feet north of the property. The owner will be required to connect to JEA.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

The subject site is approximately 4.86 acres and is located on Pernecia Street, a local roadway, which is east of Wesconnett Boulevard, a collector roadway, and north of 118th Street, a collector roadway. Wesconnett Boulevard between Blanding Boulevard and Blanding Boulevard is currently operating at 37% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 23,520 (vpd) and average daily traffic of 8,683 vpd.

The applicant requests 21 single family homes (ITE Code 210) which could produce 198 daily trips.

(7) Usable open spaces plazas, recreation areas.

The project is not required to provide an active recreation area.

(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 identify wetlands in the southwest corner of the site. 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. The site plan shows a parking pad for two vehicles.

(11) Sidewalks, trails, and bikeways

If the PUD is subdivided into individual lots, a pedestrian system that meets the 2045 Comprehensive Plan will be required.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on December 16, 2024, 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 **2024-0980** be **APPROVED with the following exhibits:**

1. The original legal description dated November 1, 2024
2. The original written description dated November 1, 2024
3. The original site plan dated March 7, 2022

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0980** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

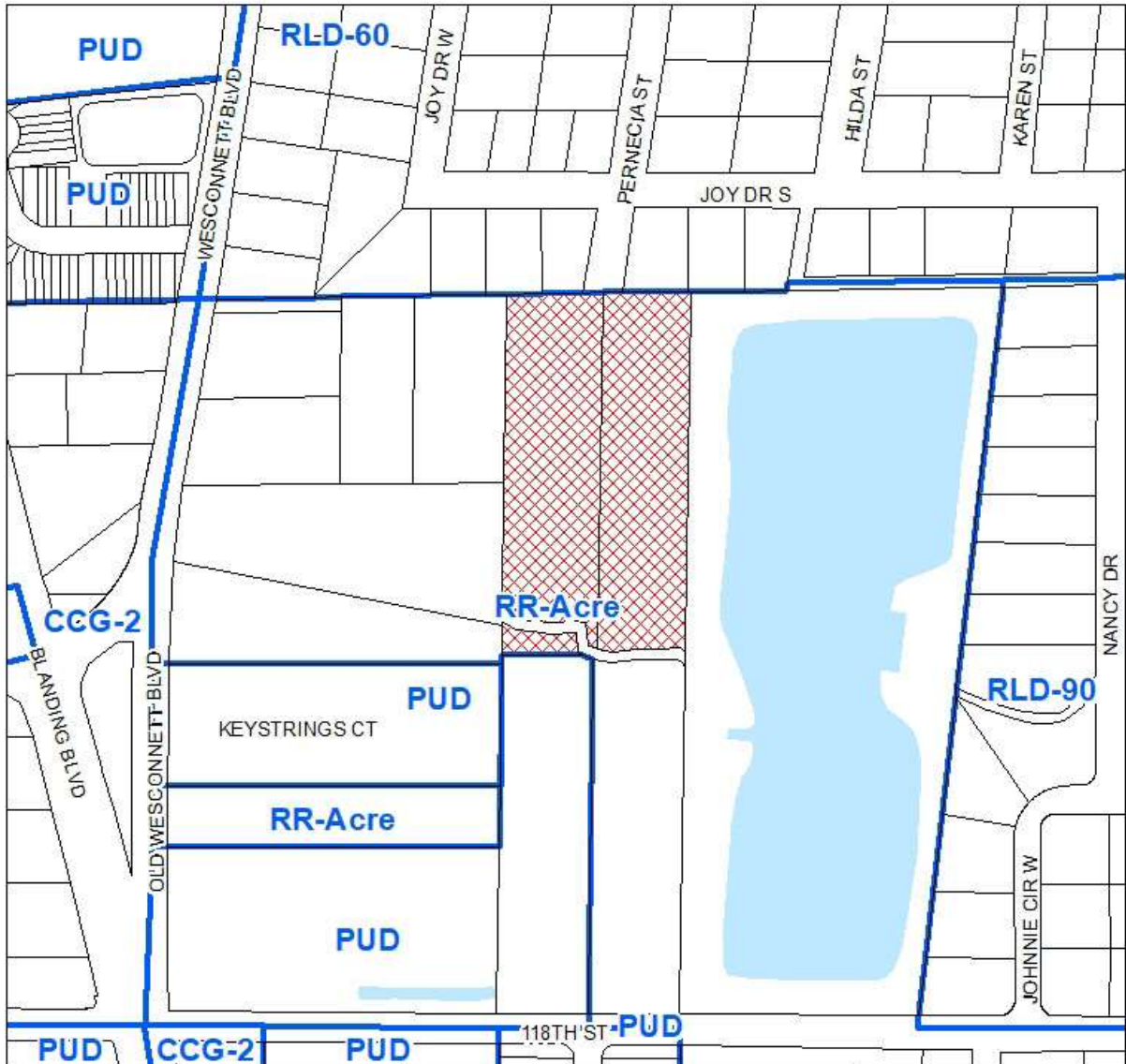
1. **Each dwelling shall be oriented on the lot so that its long axis is parallel with the street or internal drive aisle if the development is not subdivided and platted.**
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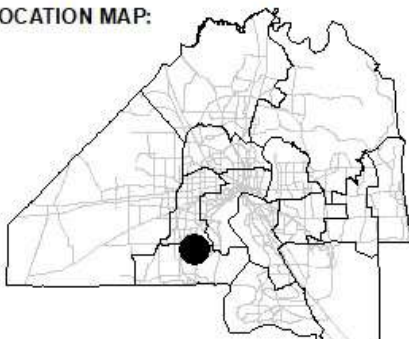



View of subject property



Aerial view of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 100 200 400 Feet</p> <p>COUNCIL DISTRICT: 14</p>
<p>ORDINANCE NUMBER ORD-2024-0980</p>	<p>TRACKING NUMBER T-2024-5887</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>