

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: **7-0**

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

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

Sincerely,



Bruce E. Lewis
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-17 TO
PLANNED UNIT DEVELOPMENT

FEBRUARY 8, 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 **2024-17** to Planned Unit Development.

Location: 0 Moncrief Road West between Moncrief Road and Old Kings Road

Real Estate Numbers: 003284-0000, 003285-0000

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

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Northwest, District 5

Council District: District 10

Applicant/Owner: Alex or John Moye
WOB Park, LLC
178 Bermuda Court
Ponte Vedra Beach, FL 32082

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development **2024-17** seeks to rezone approximately 5.6 acres of land from Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD). The rezoning to PUD is being sought in order to allow for a maximum of 35 single-family dwellings on lots with a minimum width of 40 feet. The development will connect to the PUD (2022-154) to the west. This PUD was also approved with 40 foot wide lots.

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.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

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

Yes. The rezoning request is to permit residential development consistent with area trends, demands, and similar approved rezoning's. The proposed PUD is located on the west side of Old Kings Road, an arterial roadway, with an address of 7775 Old Kings Road. The subject site is located within the Suburban Development Area and has a designated land use category of Low Density Residential (LDR). The subject site is 5.6 acres and is undeveloped. According to the Category Description in the FLUE, Low Density Residential (LDR) in the Suburban Development Area provides for low density residential development. The predominant uses within this land use category include but are not limited to single-family and multi-family dwellings. The maximum gross density in the Suburban Area shall be 7 units per acre when full urban services are available to the site and there shall be no minimum density; except as provided herein. The proposed PUD rezoning intends to develop 35 single-family residential lots and is consistent with the LDR land use category.

However, according to the Recreation and Open Space Element Policy 2.2.3 of the 2045 Comprehensive Plan, all residential developments between 25 and 99 lots shall provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation. Recreation or Open Space area has not been provided on the site map or in the PUD written description. Therefore, it is not compliant with the Recreation and Open Space Element.

Staff is recommending a condition that the development be consistent with Section 656.420 of the Zoning Code, which contains the same language as ROS Policy 2.2.3 of the Comprehensive Plan. Therefore the PUD is consistent with the 2045 Comprehensive Plan.

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

Yes. To ensure compliance with the provisions of the Comprehensive Plan, zoning staff has reviewed the proposed zoning application in relation to the following goals, objectives, policies

and/or text of the 2045 Comprehensive Plan:

Future Land Use Element:

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

FLUE 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.

FLUE Policy 1.1.5 The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

The rezoning to PUD affords for a variety of housing types within the area.

FLUE 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.

FLUE 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.

The proposed site is located within the Suburban Development Area and will be required to connect to centralized services in order to be developed as described within the Written Description.

FLUE 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.

FLUE Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2045 Comprehensive Plan and Land Development Regulations.

This proposed rezoning would directly address the projected growth for the surrounding area by providing for a greater variety of housing options for local citizens.

FLUE Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

FLUE Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill 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.

(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 categories 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 the subject parcel for a residential 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. An evaluation of the internal compatibility of a proposal 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 site shall comply with the requirements of the Zoning Code for recreation and open space, or the developer will pay into the recreation and open space fund.

The use of existing and proposed landscaping: The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code.

The treatment of pedestrian ways: The developer will comply with the applicable sidewalk regulations of the Jacksonville Ordinance Code.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, vehicular access shall be provided via a shared access point on Moncrief Road West with the PUD residential subdivision to the west. The lot sizes are the same for both developments.

(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 subject site is located on the southside of Moncrief Road West just west of the SCL Railroad tracks. This area has historically been more rural in nature with the majority of the surrounding lots having been at least 1 acre in size since the consolidation of the City in 1969. Recently a trend of smaller lot rezoning have been approved along Garden Street and Old Kings Road to the north and west as the City continues to grow. The proposed lot sizes within the PUD would provide a variety of housing types and lot sizes in the area, and would be consistent with the zoning districts in 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	Single Family Dwellings
East	LDR	RLD-60	Railroad, Single Family Dwellings
West	LDR	PUD (22-154)	Proposed Single Family Dwellings

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The PUD states there will be an eight (8) foot high masonry wall constructed along the southern boundary of the project. This wall will screen the development from those residential dwellings to the south.

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category and will be developed with a maximum of 35 lots.

The availability and location of utility services and public facilities and services:

The subject site will be required to be serviced by JEA for city water in order to be developed as described and shown within the PUD Application. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

(7) Usable open spaces plazas, recreation areas.

The PUD does not mention providing active recreation. Pursuant to Section 656.420 (b), a residential development between 25 to 99 lots has the option to provide 435 square feet of useable uplands for each lot or pay a recreation open space fee. Staff recommends a condition requiring the PUD comply with Section 656.420. The site will be required to provide the required recreation and open space as described in the 2045 Comprehensive Plan.

(8) Impact on wetlands

Any development that would impact and areas indicated as wetlands will be required to obtain all applicable permits.

(9) Listed species regulations

The project is not greater than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

Parking will meet all requirements of Part 6 of the Zoning Codes.

(11) Sidewalks, trails, and bikeways

The project will comply with the applicable requirements of the Zoning Code, 2045 Comprehensive Plan, and Land Development Procedures Manual regarding the provision of sidewalks.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on February 2, 2024, by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



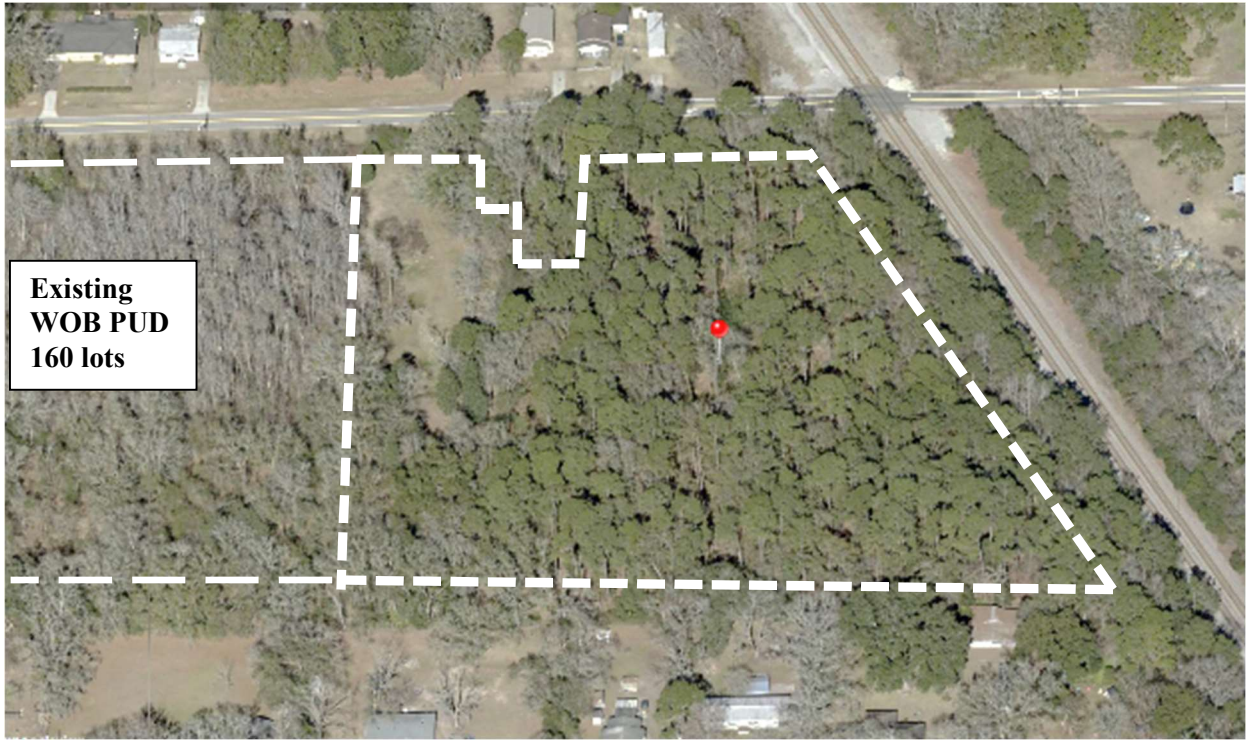
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2024-17 be **APPROVED with the following exhibits:**

1. **The original legal description dated November 5, 2023**
2. **The original written description dated November 5, 2023**
3. **The original site plan dated November 7, 2023**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2024-17 be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. **The development shall comply Section 656.420 of the Zoning Code.**

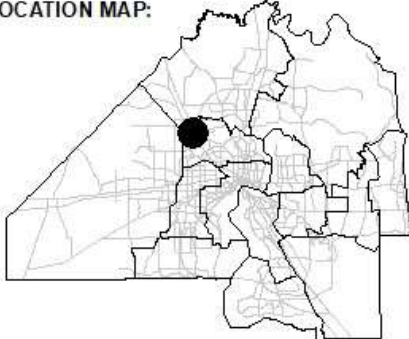



Aerial view of subject site



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</p> <p>Feet</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2024-0017</p>	<p>TRACKING NUMBER</p> <p>T-2023-5302</p>	<p>COUNCIL DISTRICT:</p> <p>10</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>