



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

April 4, 2024

The Honorable Ronald B. Salem, Pharm. D., President
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.: 2024-195 **Application for: Camden Oaks PUD**

Dear Honorable Council President Salem, 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 Condition**

This rezoning is subject to the following exhibits:

The original legal description dated June 21, 2021.
The original written description dated January 23, 2024.
The original site plan dated January 19, 2024.

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. Streets dedicated to the City of Jacksonville shall have no street parking.

Planning Department conditions:

1. Streets dedicated to the City of Jacksonville shall have no street parking.

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	Absent
Lamonte Carter	Aye
Amy Fu	Aye
Julius Harden	Aye
Mon'e Holder	Aye
Ali Marar	Absent
Jack Meeks	Aye

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
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-0195 TO
PLANNED UNIT DEVELOPMENT

APRIL 4, 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 **2024-0195** to Planned Unit Development.

Location: 832 & 842 New Berlin Road, 12661 Camden Road

Real Estate Number: 106691-0000, 106692-0000, 106699-0000

Current Zoning District: Planned Unit Development (PUD) 2021-0531

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)

Planning District: District 6 – North

Council District: District 8

Applicant/Agent: Josh Cockrell
The Stellarea Group
PO Box 28327
Jacksonville, FL 32226

Owner: Tatyana Paly
Cortez Pointe, Inc.
7643 Gate Parkway 104-584
Jacksonville, FL 32256

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2024-0195** seeks to rezone approximately 7.47± acres of land from Planned Unit Development (PUD) (**Ord. #2021-0531**) to Planned Unit Development (PUD). The site is located on the south side of New Berlin Road and on the east side of Camden Road. New Berlin Road is a Collector roadway. The site is in Planning District 6 and Council District 8. The rezoning is being sought to increase the total number of units allowed from 76 to 85 units and to reduce the minimum lot area for a townhome from 1,800 square feet to 1,500 square

feet. As this is a 300 square foot reduction in square footage for the PUD, the minimum lot requirements for townhomes in the Zoning Code is 1,500 square feet. The proposed PUD differs from the usual application of the zoning code by requesting additional townhomes on the property with smaller lots on an updated site plan that reflects these changes. The project is more efficient than would be possible through strict application of the Zoning Code and as mentioned above, the reduction from 1,800 square feet to 1,500 square feet is still in line with what is allowed for townhomes per section 656.414.

There was a Minor Modification (MM-23-06) to the current PUD, **2021-0531**, that allows for 76 townhomes with a minimum lot area reduction from 2,500 square feet to 1,800 square feet.

PUD Ord. 2021-0531-E was approved with no conditions.

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 Residential Professional Institutional (RPI) 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.

Residential Professional Institutional (RPI) is a category primarily intended to accommodate medium to high density residential, office, and institutional uses. Limited neighborhood commercial retail and service establishments which serve a diverse set of neighborhoods may also be a part of single or mixed-use developments. RPI is generally intended to provide transitional uses between commercial, office and residential uses, although it may also provide a transition between industrial and residential uses when industrial uses pose no health or safety risks to residents.

Per the JEA letter of availability provided by the applicant, dated February 5, 2024, both centralized sewer and water are available to the site via water and sewer mains on New Berlin Road. Therefore, the maximum gross density for the site is 20 units/acre and there is no minimum density.

The proposed PUD would allow for the construction of 85 townhomes. Multi-family dwellings are a primary use under the RPI land use category and 85 townhomes is within the allowed density for RPI land use in the Suburban Development Area with full urban services.

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

(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.

As stated above, the proposed site is located within the Suburban Development Area and is served by both centralized water and sewer. The proposed use will be in compliance with Policy 1.2.8.

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 area surrounding the property has several single-family dwellings. The lots range in size from a half-acre to two acres and then townhomes across New Berlin that are under 2,000 square feet per lot. The addition of townhomes south of New Berlin Road will promote Policy 3.1.5 as it will provide a variety of housing types in the area.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low sensitivity for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

Policy 1.2.2

The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The intended development will meet 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): Residential Professional Institutional (RPI). 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.

There was a Mobility & CRC submitted, but the certificates both expired on 1/6/2023.

Currently, there is nothing in the Concurrency system regarding this proposed development and the agent/owner will need to submit a Mobility application & CRC application to the Concurrency Office.

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.

(3) Allocation of residential land use

This proposed Planned Unit Development is being requested to expand the number of units while staying consistent with the RPI Land-Use Designation. 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 existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The written description states that there will be a total of 0.33 acres of recreation area and 0.77 acres of open space. “Maintenance and operation of recreation and open space areas not so operated and/or maintained by the City shall be managed by the Camden Oaks residential subdivision’s Incorporated Homeowners Association (“HOA”), created by the Developer prior to the completion of the single-phase development, certificates of occupancy, and prior to any modification request to the PUD following its approval by City Council. Evidence of the establishment of the HOA will be submitted to the City Planning Department’s Building Inspection Division along with the original building permit applications.”

The use of existing and proposed landscaping: This development will comply with Part 12 Landscape Regulations of the Zoning Code. Additionally, landscape screening will be provided along the northern, western and southern property boundaries.

The treatment of pedestrian ways: Pedestrian ways shall be provided in accordance with the 2045 Comprehensive Plan and the City’s Land Development Regulations.

Traffic and pedestrian circulation patterns: The proposed PUD has access on New Berlin Road and Camden Road, which provides alternative routes to and from the site. The vehicular use area includes two lanes throughout the property to access the townhomes.

The applicant mentioned that the streets within the property will be private, while the written description states there will be a total amount of public/private rights-of-way of 1.74 acres. If the proposed roads shall be dedicated to the City of Jacksonville in the future, there shall be no parking created in the city right of way and all such parking and maneuvering into the parking shall be removed from the right of way.

Comments from The Transportation Planning Division include:

The subject site is approximately 7.47 acres and is accessible Camden Road, a local facility. North of the subject site is New Berlin Road, a 4-lane divided collector facility between Main Street N (SR 17) and Pulaski Road. This segment currently has a maximum daily capacity of 31,941 vehicles per day (vpd) and average daily traffic of 13,420 vpd and is currently operating at 42% of the maximum daily capacity.

The project traffic was estimated based on the trip generation rates contained in the 11th Edition of the Institute of Traffic Engineers (ITE) Trip Generation Manual. Table 1 illustrates the gross trip generation calculations for the project during a typical weekday, along with the morning and afternoon peak hours. As this is a single use residential development, there will be no internal or pass by traffic.

Table 1 – Trip Generation

Weekday									
Land Use	ITE Land Use Code	Number of Units	Independent Variable (Units)	Estimation Method Daily Weekday	Total Trip Ends	Entering		Exiting	
						%	Volume	%	Volume
Single Family Attached Housing (General Urban/Suburban)	215	85	DUs	T= 7.20 (X)	612	50	306	50	306
Total					612		306		306
AM Peak Hour									
Land Use	ITE Land Use Code	Number of Units	Independent Variable (Units)	Estimation Method AM Peak Hr (Rate)	Total Trip Ends	Entering		Exiting	
						%	Volume	%	Volume
Single Family Attached Housing (General Urban/Suburban)	215	85	DUs	T=0.48 (X)	41	25	10	75	31
Total					41		10		31
PM Peak Hour									
Land Use	ITE Land Use Code	Number of Units	Independent Variable (Units)	Estimation Method AM Peak Hr (Rate)	Total Trip Ends	Entering		Exiting	
						%	Volume	%	Volume
Single Family Attached Housing (General Urban/Suburban)	215	85	DUs	T= 0.57 (X)	48	59	29	41	19
Total					48		29		19

Source: ITE Trip Generation Manual, 11th Edition

The applicant requests 85 dwelling units of townhome (ITE Code 215), which could produce 612 daily trips, 41 AM peak hour trips, and 48 PM peak hour trips.

(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 for the proposed development consists of three parcels of land. Two parcels are along New Berlin Road, and one parcel is along Camden Road. The area is mostly residential, with a few commercial businesses along New Berlin Road. The PUD’s request to increase the number of residential units will provide support for the commercial businesses 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	CGC, RPI	CO, CRO	Single Family Dwellings, Vacant Commercial
South	LDR	RLD-60	Single Family Dwelling
East	CGC, LDR	CO-RLD-60	Office, Single Family Dwellings
West	CGC, LDR	CO-RLD-60	Single Family Dwellings, Vacant Commercial

(6) Intensity of Development

The proposed development is consistent with the RPI functional land use category with specific reference to the following:

The existing residential density and intensity of use of surrounding land: This PUD request is to increase the density of what is currently allowed on the property by an additional nine townhome units. The surrounding area is mostly single-family dwellings on different sized lots. This increase in density and intensity south of New Berlin Road will keep with the character of the area.

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and electricity. In the JEA Availability Letter, it mentions that connection to JEA-owned sewer system for the project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (minimum 4” diameter). A request for a force main connection pressure letter shall be submitted from Step 2 of the SagesGov portal.

Additionally, in a memo provided by JEA dated March 22, 2024, JEA has no objection to proposed PUD. Water, sewer and electric connections to be consistent with JEA design standards, processes, and procedures. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

Baseline Distribution Rates

SCHOOL	CONCURREN- CY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2023/24)	% OCCUPIED	4 YEAR PROJECTION
Oceanway ES #270	1	10	680	646	95%	96%
Oceanway MS #62	1	4	1,009	930	92%	93%
First Coast HS #265	7	6	2,212	2,095	95%	96%

School Impact Analysis Distribution Rates

SCHOOL	CONCURREN- CY SERVICE AREA	2023-2024 Enrollment /CSA	Current Utilization (%)	New Student Development	5 Year Utilization (%)	Available Seats - CSA	Available Seats – Adjacent CSA 1&2
Elementary	7	3,107	87%	10	90%	616	6,860
Middle	1	6,876	80%	4	86%	616	313
High	7	2,095	95%	6	98%	691	1,270

(7) Usable open spaces plazas, recreation areas.

The written description states that 1.10 acres – 0.33 acres of recreation area and 0.77 acres of open space – of recreation and open space will be provided. The maintenance and operation of the recreation and open space area not maintained by the city will be managed by the Camden Oaks residential subdivision’s Incorporated Homeowners Association.

(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 not identify any wetlands on-site. However, 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 for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2045 Comprehensive Plan and the City's Land Development Regulations.

SUPPLEMENTARY INFORMATION

The applicant provided documentation and photo proof to the Planning and Development Department on **March 20, 2024**, that 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 **2024-0195** be **APPROVED** with the following exhibits:

- The original legal description dated June 21, 2021.**
- The original written description dated January 23, 2024.**
- The original site plan dated January 19, 2024.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0195** be **Approved** with the following condition:

- 1. Streets dedicated to the City of Jacksonville shall have no street parking.**



Aerial View



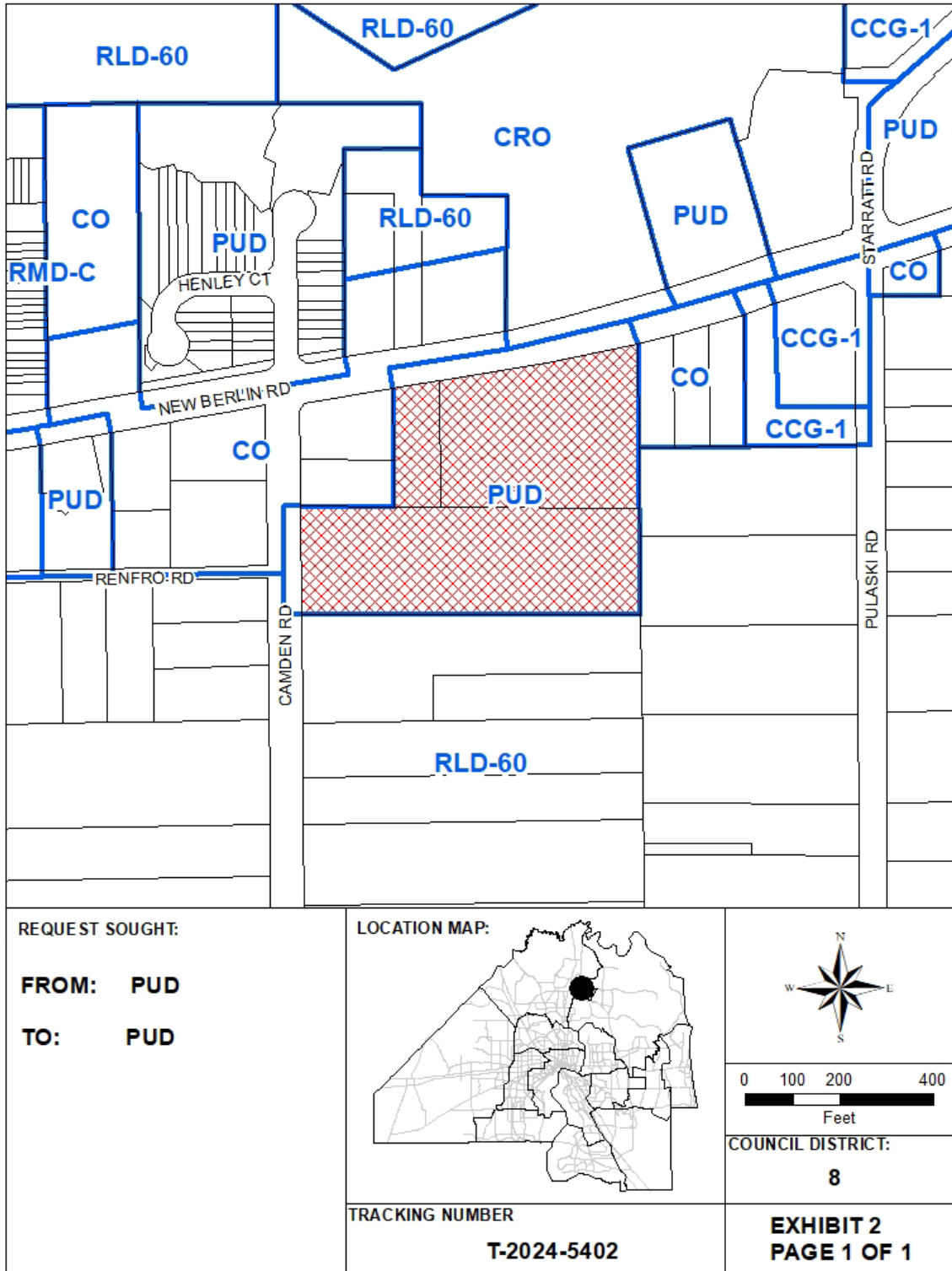
View of the Subject Property from New Berlin Road.



View of the Subject Property from New Berlin Road.



View of Subject Property from Camden Road.



Legal Map