



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 9, 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.: 2024-0525 Application for: Blair Road Paired Villas 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**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated April 11, 2024
2. The Revised Written Description dated December 5, 2024
3. The Revised Site Plan dated December 5, 2024

Planning Commission Commentary: There were no speakers in opposition and little discussion from the commissioners.

Planning Commission Vote: **6-0**

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	Absent
Ali Marar	Absent

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
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-0525 TO
PLANNED UNIT DEVELOPMENT

AUGUST 22, 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 **2024-0525** to Planned Unit Development.

Location: 1404 Blair Road
Between McGirt's Creek Drive and Loggin Lane

Real Estate Numbers: 008913-0000

Current Zoning District: Agriculture (AGR)

Current Land Use Category: Low Density Residential (LDR)

Proposed Zoning District: Planned Unit Development (PUD)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: 5 – Northwest

Council District: District 12

Applicant/Agent: Curtis Hart
Hart Resources LLC
8051 Tara Lane
Jacksonville, Florida 32216

Owners: Matthew Franck
Franck Ventures Company
12783 Camellia Bay Drive
Jacksonville, FL 32223

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2024-0525** seeks to rezone approximately 4.80± acres of land from Agriculture (AGR) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for a master planned townhome development with a maximum of 60 units. The main difference between the proposed PUD and the standard Zoning Codes are the unit widths which will be a minimum of 16 feet and 26 feet for the end units, and a minimum of 1,600 square feet for lot area. These totals are 1 foot wider than the standard district, and 100 square feet larger than the standard district.

There is a proposed companion Small Scale Land Use Amendment (2024-0524) which seeks to change the Land Use Category from LDR to MDR. The Department is also recommending approval on the Companion Amendment.

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 4.80-acre subject site is located along the west side of Blair Road, a collector road, between McGirts Creek Drive and Logging Lane, both unclassified roads. The applicant seeks to rezone from AGR to PUD to allow for residential development. A companion Future Land Use Map (FLUM) amendment was also filed for this site from LDR to MDR (L-5937-24C / Ordinance 2024-524) which is pending concurrently with this application.

Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category. MDR in the Suburban Development Area permits residential densities at a minimum of 7 units per acre and up to 20 units per acre.

(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):

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.

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.

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.

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.

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.

(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 within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). If the companion Small Scale Land Use Amendment to MDR is approved, 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 mixed-use 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 treatment of pedestrian ways: Pursuant to the provisions outlined in Chapter 654 Code of Subdivision Regulations and the 2045 Comprehensive Plan, the proposed development will provide the required pedestrian ways.

The variety and design of dwelling types: The proposed site plan dated depicts 8 buildings with 7 of the buildings having 8 units and 1 building with 4 units for a total 60 units.

The particular land uses proposed and the conditions and limitations thereon: The proposed project is a residential development with a maximum of 60 dwelling units.

Compatible relationship between land uses in a mixed-use project: Development on the site will be residential only with all units within the proposed MDR Land Use Category.

(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 on Blair Road south of Mc Girts Creek Drive and Logging Lane. The surrounding uses are predominantly single family dwellings.

Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use

North	LDR	PUD	Single Family Dwellings
South	LDR	RR-Acre	Single Family Dwellings
East	LDR	PUD	Single Family Dwellings
West	LDR	RR-Acre	Single Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the CGC and RPI functional land use categories.

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. According to submitted documents, services are available under both Meadow Pointe Drive and Blair Road.

School Capacity: The Duval County School Board has reviewed the proposed PUD and provided the following analysis regarding school availability and capacity:

**School Impact Analysis
PUD 2024-0525**

Development Potential: 60 Dwelling Units

School Type	CSA	2022-2023 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats	Available Seats - Adjacent CSA 2,7, & 8
Elementary	8	5,666	78%	7	83%	978	2,352
Middle	7	1,018	71%	3	79%	699	1,227
High	8	2,697	89%	4	64%	859	1,001
Total New Students				14			

Total Student Generation Yield: 0.250

Elementary: 0.125

Middle: 0.051

High: 0.074

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

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Blair Road is a 2 Lane Collector Roadway.

Transportation Planning Division Comments are as follows:

The subject site is approximately 4.80 acres and is accessible by Blair Road, a collector facility. Blair Road between Crystal Springs Road and Normandy Boulevard is currently operating at 25% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 17,920 (vpd) and average daily traffic of 4,480 vpd.

The applicant requests 60 units of residential (ITE Code 210) which could produce 432 daily trips.

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.

(7) Usable open spaces plazas, and recreation areas.

Per Section 656.420 recreation and open space is not required for multi-family developments with less than 100 units. Based on that and the total number of units being maxed at 60, the development is not required to provide active open space.

(8) Impact on wetlands

Any development which would impact wetlands will be permitted in accordance with local, state, and federal 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.

Parking will be provided at a minimum of 2 parking spaces for each lot and 1 guest spot for each 3 units for a minimum total of 20 spaces. The proposed site plan shows 21 spots in the guest parking area. The Written Description also states the owner or developer can provide more parking than required if it is deemed necessary.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2045 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

Upon visual inspection by the assigned planner on August 12, 2024, 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 **2024-0525** be **APPROVED** with the following exhibits:

1. The original legal description dated April 11, 2024.
2. [REDACTED]
3. [REDACTED]

REVISED WD 12/5/2024
REVISED SP 12/5/2024

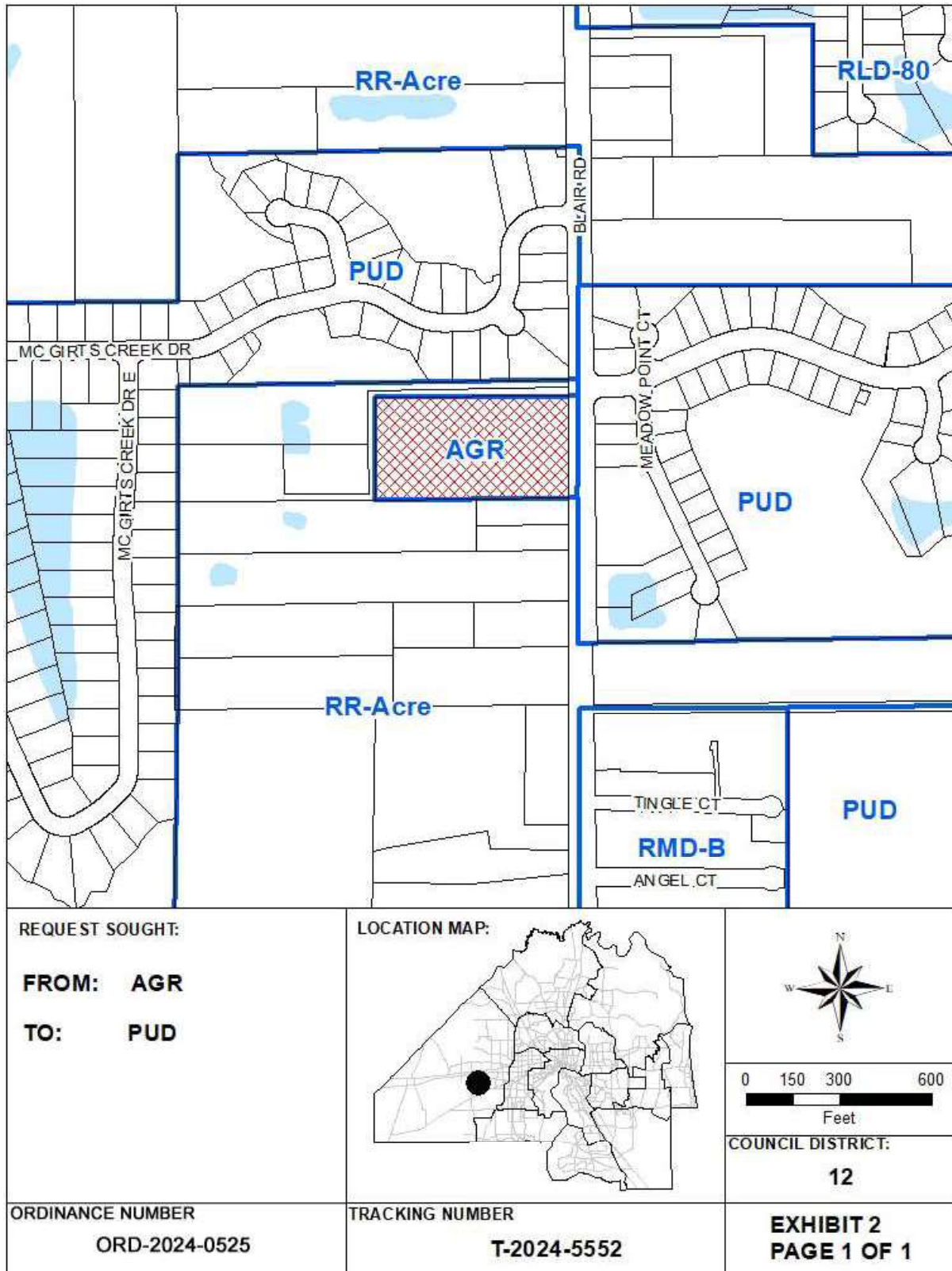
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0525** be **APPROVED**.



Aerial Photo



View of the Subject Site.



Legal Map