

Daniel Blanchard	Aye
Jordan Elsbury	Aye
David Hacker	Aye
Morgan Roberts	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 2023-0294 TO
PLANNED UNIT DEVELOPMENT

JUNE 8, 2023

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 **2023-0294** to Planned Unit Development.

Location: 27 7th Street East

Real Estate Number(s): 071653-0000; 071383-0000

Current Zoning District(s): Commercial Community/General-Springfield (CCG-S)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community/General Commercial (CGC)

Proposed Land Use Category: Community/General Commercial (CGC) with FLUE SSP 4.4.41

Planning District: Urban Core, District 1

Applicant/Agent: Paul M. Harden, Esq.
Law Office of Paul M. Harden
1431 Riverplace Blvd. Suite 901
Jacksonville, Florida 32207

Owner: James Saada
27 East 7th Street, LLC
2025 Tyler Street
Hollywood, Florida 33020

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2023-0294 seeks to rezone approximately 3.04 +/- acres of land from Commercial Community/General-Springfield (CCG-S) to PUD. The rezoning

to PUD is being sought to develop the sites with a mix used development consisting of a maximum of 220 multi-family dwellings, and a maximum of 45,000 square feet of commercial space.

There is a companion Small Scale Land Use Amendment (**2023-0293**) to create a site specific policy to allow for an increase in the total density allowed in the CGC Land Use Category. The Site Specific Policy would allow for 220 units, which is consistent with the proposed PUD. The department is also recommending approval on the Land Use Amendment policy.

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. Applicant seeks to rezone the property to allow for the redevelopment of the property with multi-family uses.

Zoning application Ordinance 2023-294 has a companion land use application, Ordinance 2023-293/L-5811-23C that is changing the land use on the property from CGC to CGC with site specific FLUE Policy 4.4.41. Site specific FLUE Policy 4.4.41 will allow for the development of multi-family with an increase in the allowed density for up to 220 dwelling units. The 3.04-acre subject site is located on 7th Street East, a local roadway between Main Street and Hubbard Street. According to the functional highway classification, Main Street is a principal arterial roadway and Hubbard Street is a local roadway.

According to the Future Land Use Element (FLUE), Community General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. CGC also allows for multi-family residential as single or mixed use. The CGC category permits single use residential development on 100% of the site since 50% or more of the contiguous CGC category land area within up to one quarter of a mile radius is developed for non-residential uses. The maximum gross density in the Urban Priority Area shall be 60 units/acre and the minimum gross density shall be 20 units/acre.

The applicant is also proposing a companion rezoning from Commercial Community/ General-Springfield (CCG-S) to Planned Unit Development (PUD), which is pending concurrently with this amendment, pursuant to Ordinance 2023-294.

Proposed Site Specific FLUE Policy 4.4.41

Pursuant to the authority granted by Sec. 163.3187(1)(b), Florida Statutes, Ordinance 2023-293 for a small scale amendment is approved subject to the following:

To implement Policy 1.1.24 of the 2045 Comprehensive Plan Future Land Use Element, the following shall apply to this small scale land use map amendment:

- Multi-Family residential development shall not exceed 220 dwelling units.

The amendment provides an additional location for residential uses, providing 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.

(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 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.

Objective 1.6 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.

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.

(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:

The following additional criteria shall be considered by the Planning and Development Department, the Local Planning Agency, and the City Council when evaluating any land use or zoning application within the Springfield Zoning Overlay and Historic District:

The Parcel on the southern side of 7th street is located in the Springfield Historic District and as such, development is subject to review per Chapter 307.106 for Certificates of Appropriateness (COA) for exterior alterations, additions, demolitions, and changes to the site and property. The portion on the northern side of 7th street is not located within the Springfield Historic District and therefore not subject to review per Chapter 307.106.

Any work done on the parcel south of 7th street must be reviewed by the Planning and Development Department, and potentially the Jacksonville Historic Preservation Commission. The applicant is aware of this requirement within the Historic District, and has not shown any improvements being done on the site within the PUD application.

(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): CGC. 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. Currently, there is nothing in the Concurrency system regarding this proposed project. The agent/owner will need to apply/submit a Mobility applicant and a CCAS/CRC application to the Concurrency & Mobility Management System Office for review/assessment/approval.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands up to 220 units. 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: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
- The separation and buffering of vehicular use areas and sections of vehicular use areas: The entire development will be developed with a parking garage ensuring all parking is internal to the subject site.

(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:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The subject property is neighbored by commercial parcels to the west and 3 right of ways on the north south and east sides.
- The type, number and location of surrounding external uses: The subject site is neighbored by 7 commercial parcels to the west that make up part of the main street commercial corridor.
- 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	CCG-S	Single-Family Dwellings/ Parking Lot
South	CGC	RMD-S	Parking Lot/ Bank
East	RPI CGC	CRO-S PUD 2004-0134-E	Single Family Dwelling / Vacant Commercial Vacant Commercial
West	CGC	PUD/ CCG-S	Multi-Family Dwelling; Shopping Center

(6) Intensity of Development

The proposed development is consistent with the MDR functional land use category. The PUD is appropriate at this location because the urban environment of the Springfield neighborhood is an eclectic mix of dwelling units, ranging from single family to multi-family, and commercial business within a walkable area.

- The existing residential density and intensity of use of surrounding lands: There is a multi-family structure, and several single-family dwellings adjacent to the subject properties.
- The availability and location of utility services and public facilities and services: JEA water and sewer connection are available in the City ROW's.

The following was provided by DCPS:

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2017/18)	% OCCUPIED	4 YEAR PROJECTION
Robinson ES #262	1	25	990	543	55%	55%
Gilbert MS #164	1	10	787	676	86%	87%
Raines HS #165	1	14	1,817	1196	66%	72%

- The amount and size of open spaces, plazas, common areas and recreation areas: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property is one block from Main Street. There are several bus routes that travel down Main Street. There are also wide sidewalks along the road for safe pedestrian traffic.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area according to the *2045 Comprehensive Plan*.

(8) Impact on wetlands

There are no wetlands on this property.

(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 meet the requirements of part 6 of the Zoning Code, except the ratio shall be 1.6 spaces per unit. The written description allows for parking on the parcel south of 7th street. If a parking lot is to be developed on the parcel it will be subject to review, and must obtain a Certificate of Appropriateness (COA).

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on June 1, 2023, 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 **2023-0294** be **APPROVED with the following exhibits:**

1. The original legal description dated October 12, 2022
2. The original written description dated March 22, 2023
3. The original site plan dated March 22, 2023



Aerial View



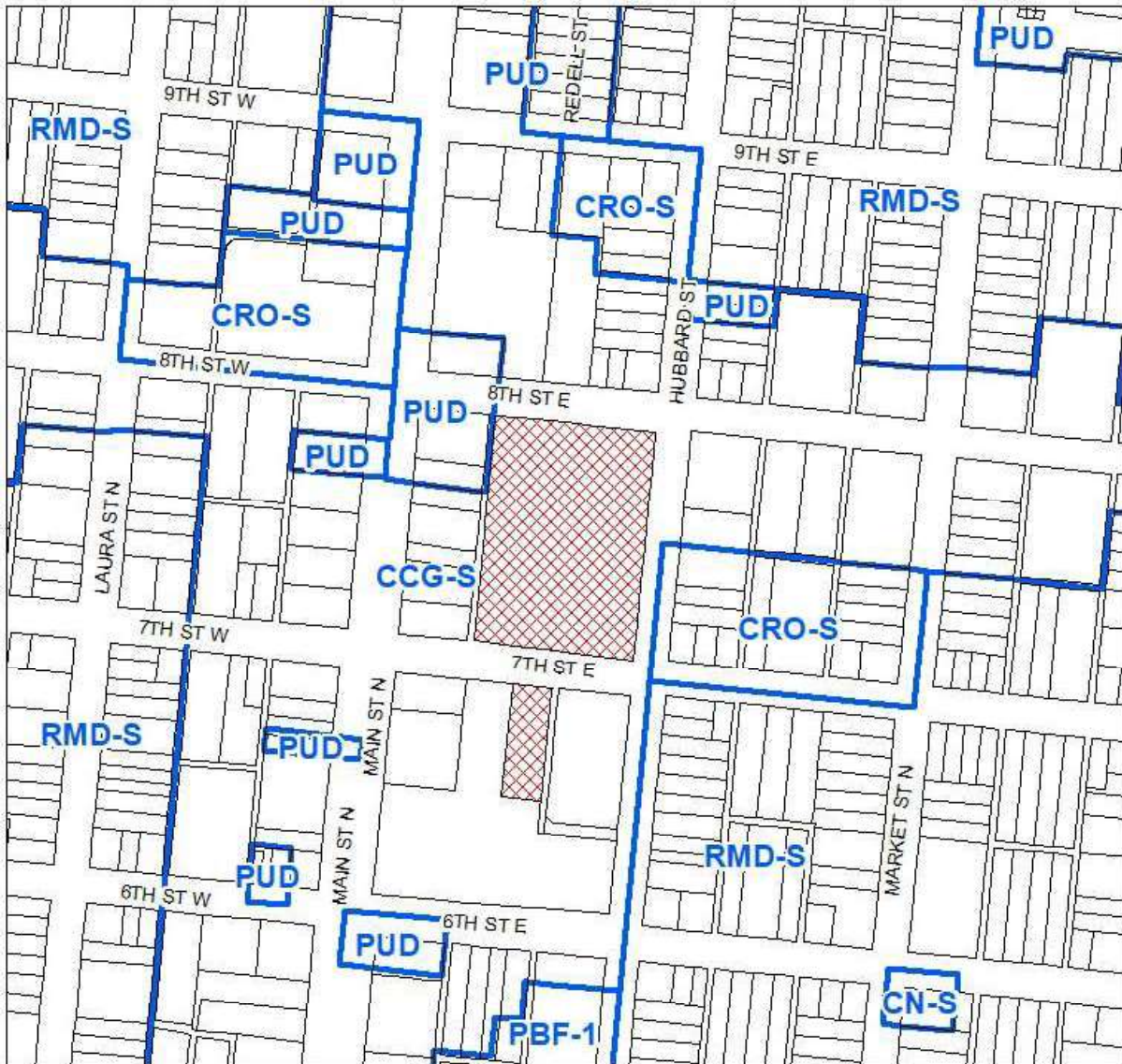
View of the Subject Site

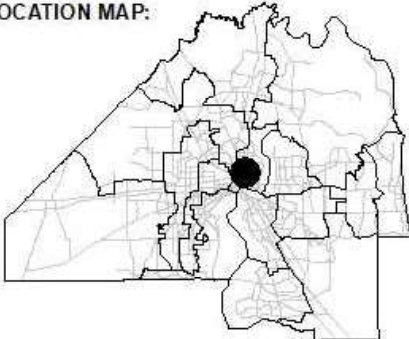
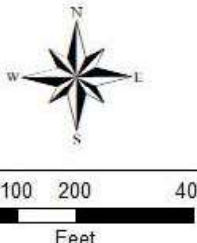


View of the Subject Site



View of the Commercial parcels to the west



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-S</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER</p> <p>ORD-2023-0294</p>	<p>TRACKING NUMBER</p> <p>T-2022-4618</p>	<p>COUNCIL DISTRICT:</p> <p>7</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Legal Map