



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

March 6, 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.: 2024-97**                      **Application for: Dean Road Townhomes 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**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

- 1. The original legal description dated May 17, 2023.**
- 2. The original written description dated December 18, 2023.**
- 3. The original site plan dated September 1, 2023.**

Recommended Planning Commission Conditions to the Ordinance:

- 1. A traffic study shall be provided for review and approval by the Traffic Engineering Division prior to the submittal of the Civil Site Plans. The traffic study shall comply with Section 1.1.11 of the Land Development Procedures Manual (January 2024 edition).**
- 2. The HOA Deed Restrictions shall include a prohibition on short term rentals and Air BnB rentals.**
- 3. A crosswalk from the development to the east side of Dean Road shall be installed or as otherwise approved by the Planning and Development Department.**

Planning Commission Commentary:

There were 6 speakers in opposition whose concerns included aged infrastructure, 2, lane road, drainage, increased traffic, need for crosswalks, and inappropriate density in single family area. The agent spoke about adding conditions after a community meeting. The Commissioners discussed adding conditions after listening to the concerns of the residents.

Planning Commission Vote: **7-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Absent
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Julius Harden	Absent
Mon'e Holder	Aye
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  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2024-0097 TO**  
**PLANNED UNIT DEVELOPMENT**

**MARCH 7, 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 **2024-0097** to Planned Unit Development.

***Location:*** 0, 2458, & 2512 Dean Road, between Terry Road and Bennett Road

***Real Estate Numbers:*** 138573 0000; 138573 0100; 138577 0000; 138579 0020

***Current Zoning District:*** Residential Low Density-60 (RLD-60)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Low Density Residential (LDR)

***Proposed Land Use Category:*** Medium Density Residential (MDR)

***Planning District:*** District 3 – Southeast

***Council District:*** District 4

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

***Owner:*** Samir Saman, Jr.  
Saman Properties, LLC  
7006 Atlantic Boulevard  
Jacksonville, FL 32211

***Staff Recommendation:*** **APPROVE**

### **GENERAL INFORMATION**

Application for Planned Unit Development **2024-0097** seeks to rezone approximately 6.41± acres of land from Residential Low Density-60 (RLD-60) to a Planned Unit Development (PUD). The rezoning to a PUD is being sought to allow for a maximum of 77 dwelling units in the form of townhomes.

There is a companion Land Use Amendment, **2024-0096 (L-5843-23C)** which seeks to amend the site from Low Density Residential (LDR) to Medium Density Residential (MDR).

### **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. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series **2024-0096 (L-5843-23C)** that seeks to amend the site to Medium Density Residential (MDR).

The 6.41 acre subject site is located along the west side of Dean Road, a collector road, between Bennett Road and Terry Road, both unclassified roads. The site consists of four parcels that contain a single family residence.

Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and can serve as 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. Plan amendment requests for new MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. Development within the category should be compact and connected and should support multi-modal transportation. Mixed use developments utilizing the Traditional Neighborhood Development (TND) concept and Transit Oriented Development (TOD) are permitted. 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. The maximum gross density in the Urban Area shall be 30 units/acre when the site does not abut land in LDR or RR; except for sites within the Coastal High Hazard Area (CHHA) where the maximum gross density shall be 20 units/acre, unless appropriate mitigation is provided consistent with the City's CHHA

policies. When the site abuts LDR or RR, the maximum gross density shall be 20 units/acre and the minimum gross density shall be greater than 7 units/acre. In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Low Density Residential (LDR) without such services.

**The PUD allows for a maximum of 77 Dwelling Units, which is consistent with the proposed MDR land use pursuant to Ordinance 2024-96.**

***(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 1.1.22**

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.

**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.

**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 the intent of those regulations 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 (MDR). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series **2024-0096 (L-5843-23C)** that seeks to amend the land to Medium Density Residential (MDR). 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 parcels 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 with specific reference to the following:

**The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:** Recreation standards shall be developed in accordance with Section 656.420(c) of the Zoning Code. The submitted site plan shows approximately 34,382 square feet of open and recreational space.

**The use and variety of building grouping:** The proposed site plan shows that the site will be developed with 9 townhome buildings containing between 7 to 11 units in each.

**The use of existing and proposed landscaping:** The subject site will be developed in accordance with Part 12 of the Zoning Code.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced via Dean Road. All internal roadways on the property will be privately maintained. Sidewalks will be provided along all internal roadways and along Dean Road.

***(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 Dean Road, approximately 0.64 miles east of University Boulevard S. The predominate use of the surrounding area is single-family dwellings with lot sizes meeting the RLD-60 zoning standards. As such, the subject site will preserve the residential character of the area by offering a greater assortment of housing product. The adjacent uses, zoning and land use categories are as follows:

<b><u>Adjacent Property</u></b>	<b><u>Land Use Category</u></b>	<b><u>Zoning District</u></b>	<b><u>Current Property Use</u></b>
North	LDR	RLD-60	Single-Family Dwellings
South	LDR	RLD-60	Church
East	LDR	RLD-60	Single-Family Dwellings
West	LDR	RLD-60	Single-Family Dwellings

***(6) Intensity of Development***

The proposed development is consistent with the MDR functional land use category.

**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.

**School Capacity:** Based on the Development Standards for impact assessment, the 6.41± acre proposed PUD rezoning has a development potential of 77 multi-family units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**School Impact Analysis**

**PUD 2024-0097**

**Development Potential: 77 Residential Dwellings**

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School Type	CSA <sup>1</sup>	2023-24 Enrollment/CSA	Current Utilization (%)	New Student/Development <sup>3</sup>	5-Year Utilization (%)	Available Seats – CSA <sup>3</sup>	Available Seats - Adjacent CSA 4&5
Elementary	3	5510	82%	12	90%	609	2833
Middle	3	3690	76%	4	71%	774	1219
High	3	924	72%	7	76%	148	1051
<b>Total New Students</b>				<b>23</b>			

NOTES:

<sup>1</sup> Proposed Development's Concurrency Service Area (CSA)

<sup>2</sup> Available CSA seats include current reservations

<sup>3</sup> Student Distribution Rate  
 ES-.125  
 MS-.051  
 HS-.074

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0.250

The Student Distribution Rate is calculated for each school type by dividing the total number public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

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

**Public School Facilities Element**

**Policy 2.3.2**

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

**Policy 2.3.3**

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

**Objective 3.2**

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the



greatest extent feasible.

**Policy 3.1.1**

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

**Supplemental School Information:**

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL <sup>1</sup>	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded) <sup>3</sup>	SCHOOL CAPACITY <sup>2</sup> (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2023/24)	% OCCUPIED	4 YEAR PROJECTION
Greenfield #222	3	9	592	575	97%	98%
Southside #211	3	3	988	828	84%	82%
Englewood #90	3	5	1879	1776	95%	96%
		<b>17</b>				

*NOTES:*

<sup>1</sup> Attendance school may not be in proposed development's Concurrency Service Area (CSA)

<sup>2</sup> Does not include ESE & room exclusions

<sup>3</sup> Student Distribution Rate  
 ES-.125  
 MS-.051  
 HS-.074

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0.250

The Student Distribution Rate is calculated for each school type by dividing the total number public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

**The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:** The subject site is approximately 6.41 acres and is accessible by Dean Rd, a collector facility. Dean Rd between Beach Blvd (SR 90) and Parental home Rd is currently operating at 19% capacity. This segment currently has a maximum daily capacity of 22,400 vehicles per day (vpd) and average daily traffic of 4,169 vpd. This PUD is a companion to pending small-scale land use application L-5843-23C (2024-0096). The applicant requests 120 dwelling units of multi-family (ITE Code 220), which could produce 809 daily trips.

**Transportation Planning Division comments:** 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, recreation areas.*

The project will be developed in accordance with Section 656.420 of the Zoning Code and Policy 2.2.4 as applicable of the Recreation and Open Space Element of the 2045 Comprehensive Plan.

*(8) Impact on wetlands*

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.*

Parking will be providing in accordance with Part 6 of the Zoning Code.

*(11) Sidewalks, trails, and bikeways*

Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **February 27, 2024** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.

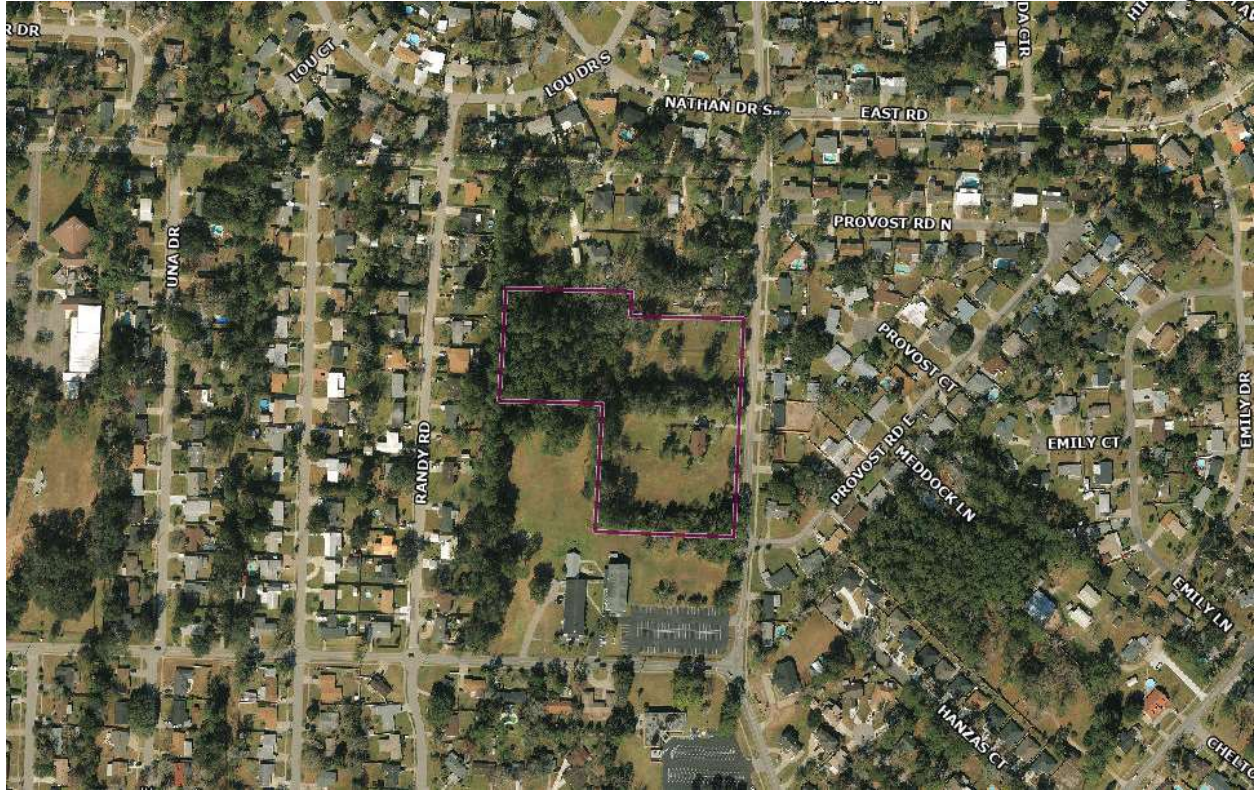


### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0097** be **APPROVED with the following exhibits:**

- The original legal description dated May 17, 2023.
- The original written description dated December 18, 2023.
- The original site plan dated September 1, 2023.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0097** be **APPROVED.**



*Source: Planning & Development Department, 2/28/2024*  
**Aerial view of the subject property facing north.**



*Source: Planning & Development Department, 2/27/2024*  
**View of the subject property from Dean Road.**



*Source: Planning & Development Department, 02/27/2024*

**View of the subject property from Dean Road.**



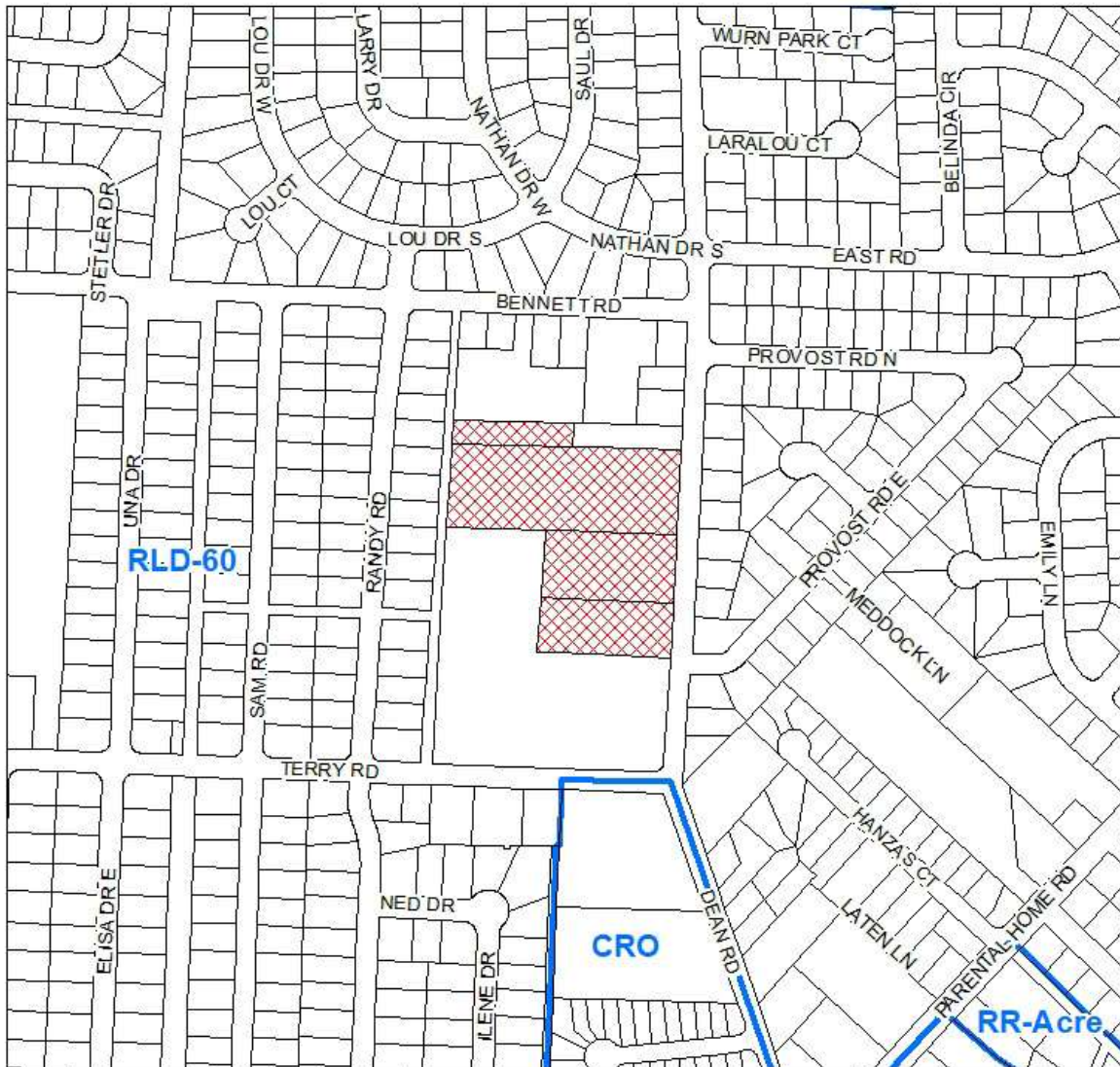
*Source: Planning & Development Department, 2/27/2024*

**View of the neighboring single-family dwellings along Dean Road, located east of the subject property.**



*Source: Planning & Development Department, 2/27/2024*

**View of the neighboring single-family dwellings along Dean Road, located east of the subject property.**



<p>REQUEST SOUGHT:</p> <p><b>FROM: RLD-60</b></p> <p><b>TO: PUD</b></p>	<p>LOCATION MAP:</p>	<p>0 150 300 600 Feet</p>
<p>ORDINANCE NUMBER ORD-2024-0097</p>	<p>TRACKING NUMBER T-2023-5028</p>	<p>COUNCIL DISTRICT: 4</p> <p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>