



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
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Jacksonville, FL 32202
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July 1, 2025

The Honorable Kevin Carrico
The Honorable Joe Carlucci, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2025-0091 Application for: Fairview Estates PUD

Dear Honorable Council President Carrico, Honorable Council Member and LUZ Chairperson Carlucci 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 Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated January 14, 2025.
2. The Revised Written Description dated June 16, 2025.
3. The Original Site Plan dated April 17, 2025.

Planning Commission Commentary: There was one speaker in support of the rezoning to PUD rather than the original request to RLD-70 and little discussion amongst the commissioners.

Planning Commission Vote: **5-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Absent
Lamonte Carter	Absent
Amy Fu	Absent

Charles Garrison	Aye
Julius Harden	Absent
Ali Marar	Absent
Dorothy Gillette	Aye
Lara Diettrich (Alternate)	Aye

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Erin L. Abney', with a stylized flourish at the end.

Erin L. Abney, MPA

Chief, Current Planning Division
Planning Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
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REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0091 TO
PLANNED UNIT DEVELOPMENT

JUNE 20, 2025

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendations regarding Application for Rezoning Ordinance **2025-0091** to Planned Unit Development.

<i>Location:</i>	6113 Quiet Country Lane Between Braddock Road & Simmons Road
<i>Real Estate Numbers:</i>	003794-0050 (Portion)
<i>Current Zoning Districts:</i>	Residential Rural-Acre (RR-Acre)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Low Density Residential (LDR)
<i>Planning District:</i>	6-North
<i>Council District:</i>	District-8
<i>Applicant/Agent:</i>	Hayden Phillips, Esq. Rogers Towers, P.A. 1301 Riverplace Blvd, Suite 1500 Jacksonville, FL 32207
<i>Owner:</i>	John Schultz 6113 Quiet Country Lane Jacksonville, FL 32218
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Planned Unit Development **2025-0091** seeks to rezone approximately 22.01± acres of land from Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for the development of a single-family subdivision with a maximum of fifty (50) units. The individual lots will be a minimum of 70 feet in width and 7,200 square feet. This PUD differs from the conventional zoning code by providing for site-specific and

substantial buffering requirements and limits density to a maximum of 2.3 units per acre. It also imposes a single-story restriction for certain lots along the southern boundary of the PUD.

A traffic impact study has already been conducted by the applicant dated June 9, 2025 which states that while traffic on Bridges Road will increase due to the proposed development, the roadway will still be relatively low volume (less than 1,000 trips per day). The results of the analysis indicate that the intersection (Bridges Road with Dunn Avenue) is well below its capacity and that more than one car is unlikely to queue 95% of the time. No improvements beyond the payment of the Mobility Fee are recommended for this development.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning 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 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.

Low Density Residential (LDR) is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. Mixed use developments utilizing the Traditional Neighborhood Development (TND) concept, which is predominantly residential but includes a broad mixture of secondary recreational, commercial, public facilities and services may also be permitted. New residential subdivisions in LDR should be designed in such a way as to reduce the number of Vehicles Miles Traveled, and cul-de-sacs should be avoided.

The maximum gross density in the Urban and Suburban Areas shall be 7 units/acre when centralized potable water and wastewater services are available to the site and there shall be no minimum density; except as provided herein. The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available. The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available. According to the JEA availability letter provided by the applicant dated October 2, 2024, potable water and wastewater connections are available to the site.

LDR in the Urban Area and Suburban Area is intended to provide for low density residential development.

The uses listed in the written description and the proposed rezoning to PUD are consistent with the LDR land use description provided in the 2045 Comprehensive Plan.

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

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

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 1.2.8

Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

AIRPORT ENVIRONMENTAL ZONE

A portion of the application site (+/- 15.6-acres) is located within the 300-foot Height and Hazard Zone for Jacksonville International Airport. The remainder of the application site is located in the 150-foot Height and Hazard Zone for Jacksonville International Airport. Zoning will limit development to a maximum height of 300 or 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

(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 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 (LDR). The Planning Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (A) & (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.

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 request PUD to allow for the development of 50 single family homes. 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 the 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 Property will comply with the requirements in the Recreation and Open Space Element of the 2045 Comprehensive Plan and Section 656.420 of the Zoning Code.

Traffic and pedestrian circulation patterns: As demonstrated on the submitted Site Plan the property will be accessed via Quiet Country Lane. The final design of the access point(s), potential connections, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department.

The use of existing and proposed landscaping: Landscaping and buffering shall be provided in

accordance with Part 12 of the City's Zoning Code, with the following additional and superseding provisions:

1. Fencing shall be required in all locations shown on the Site Plan. The required fencing may be constructed of any material except white vinyl.
2. East of the internal access drive, the southern boundary of the PUD shall contain an undisturbed natural buffer with a minimum width of twenty-five (25) feet.
3. West of the internal access drive, the southern boundary of the PUD shall contain a buffer with a minimum width of twenty-five (25) feet.
4. There is an existing berm along the northern boundary of the PUD. This berm shall remain in place.
5. The portion of the Property which extends from the northern terminus of Quiet Country Lane to the rear of the lots along the southern boundary of the PUD is not subject to the requirements of Section 656.1215(b) of the Zoning Code. There are several mature trees located along the entrance access drive within this portion of the Property. Based on feedback received from the surrounding community, the maturity of the existing trees, and the desire to maintain an aesthetically pleasing entrance, the Applicant will use reasonable efforts to maintain the existing canopy in lieu of otherwise required landscaping requirements.

The application was reviewed by the City Landscape Architect within the Development Services Division who had no objections as the restrictions placed on the property are stricter than part 12 of the zoning code.

The use and variety of building setback lines, separations, and buffering: Setbacks will be similar to conventional zoning of RLD-70 which additional landscape buffers as mentioned above.

The use and variety of building sizes and architectural styles: As shown on the Site Plan, several lots along the southern boundary of the PUD shall be restricted to a single story. Any and all homes constructed on the lots designated as limited to a single story on the Site Plan shall be no taller than one story.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The 22.01-acre subject site is located north of Quiet Country Lane which is located north of Dunn Avenue. Surrounding development includes the Villages of Westport PUD (Ordinance 2021-0532) which includes a variety of residential uses including multi-family and single-family lots with a minimum lot width of forty (40) feet. In 2018, the Barrington Cove neighborhood located approximately 0.2 miles to the west of the Property was approved for single family homes with a minimum lot width of fifty (50) feet (Ordinance 2018-0155). And in 2017, the Hampton West neighborhood located approximately 0.25 miles to the east of the Property was approved for single family homes with a

minimum lot width of sixty (60) feet (Ordinance 2017-0638).

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	PUD 2021-0532	Vacant; JEA Easement
East	LDR	RR-Acre	Single Family Residential
South	LDR	RR-Acre	Single Family Residential
West	LDR	RR-Acre	Single Family Residential

(6) Intensity of Development

The proposed development would be consistent with the Low Density Residential (LDR) functional land use category. The PUD is appropriate at this location because it is consistent with the surrounding uses.

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

Essential services including gas, telephone, water, sewer, cable, and electricity as required to serve the PUD shall be permitted on the site. Water, sanitary sewer, and electricity will be provided by JEA. Per JEA Memo dated June 9, 2025 JEA had no objections. 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.

School Capacity:

Based on the Development Standards for impact assessment, the 22.01± acre proposed PUD rezoning has a development potential of 50 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 2025-0091**

Development Potential: 50 Residential Units

School Type	CSA	2024-25 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats CSA	Available Seats Adjacent CSA 2, 7 & 8
Elementary	1	10,763	54%	6	56%	2,191	2,304
Middle	1	6,288	70%	2	81%	1,170	1,120
High	1	6,762	71%	3	69%	941	1,350
Total New Students				11			

Total Student Generation Yield: 0.248

Elementary: 0.119

Middle: 0.050

High: 0.078

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.

Application Review Request: COJ PDD: Baseline Checklist Review Proposed Name: 2025-0091 Fairview Estates PUD Requested By: Erin L. Abney Reviewed By: LeVonne Griggs Due: 5/28/2025 Analysis based on maximum dwelling units: 50						
SCHOOL ¹	CSA	STUDENTS GENERATED (Rounded) ³	SCHOOL CAPACITY ² (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2024/25)	% OCCUPIED	4 YEAR PROJECTION
Dinesmore ES#45	1	6	683	566	83%	91%
Highlands MS#244	1	2	1148	664	58%	63%
Jean Ribault HS #96	1	3	1680	1246	74%	72%
		11				

(7) Usable open spaces plazas, recreation areas.

Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

(8) Impact on wetlands

Review of City’s GIS data and the Environmental Resource Permit issued by the St. Johns River Water Management District indicates the potential existence of wetlands on the subject site and as such, indicates the location, size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 2.74 acres

General Location(s): The wetlands are in the eastern portion of the application site and are a larger portion of an isolated wetland pocket located east of the property.

Quality/Functional

Value:	The wetland has a medium functional value for water filtration attenuation and flood water capacity due to its isolation and size. In addition, the wetland has no clear or significant impact on the City's waterways.
Soil Types/ Characteristics:	(66) Surrency loamy fine sand, depressional – The Surrency series consists of nearly level, very poorly drained soils that occur in depressions. These soils formed in thick sandy and loamy marine sediments. The soils are moderately permeable moderately slowly permeable. Generally, the high-water table is at or above the surface.
Wetland Category:	Category III
Consistency of Permitted Uses:	Category III Wetlands: Uses permitted subject to the limitations of CCME Policy 4.1.6 shown below – conservation uses permitted.
Environmental Resource Permit (ERP):	No application for an Environmental Resource Permit has been issued according to the St. Johns River Water Management District web site.
Wetlands Impact:	According to the site plan none is proposed.
Associated Impacts:	None
Relevant Policies:	CCME Policies 4.1.3 and 4.1.6



(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 in accordance with Part 6 of the City's Zoning Code.

(11) Sidewalks, trails, and bikeways

Sidewalks will be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

SUPPLEMENTARY INFORMATION

The applicant provided proof of posting and sign affidavit on **June 4, 2025** to the Planning Department, that the Notice of Public Hearing sign **was** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0091** be **APPROVED** with the following exhibits:

1. The Original Legal Description dated January 14, 2025.
2. The Original Written Description dated April 29, 2025.
3. The Original Site Plan dated April 17, 2025.

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0091** be **APPROVED**.



Aerial View of Subject Property

Source: JaxGIS Maps



View of Subject Property Entrance

Source: GoogleMaps

