



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

January 18, 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.: 2023-855 Application for: Mayport 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 with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

- 1. The original legal description dated September 18, 2023**
- 2. The original written description dated October 20, 2023**
- 3. The revised site plan dated November 15, 2023**

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

- 1. The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127, or as otherwise approved by the Planning and Development Department.**
- 2. If guest parking is required, it shall not be located in or back into the city right of way, or as otherwise approved by the Planning and Development Department.**

Planning Department conditions:

1. **The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.**
2. **If guest parking is required, it shall not be located in or back into the city right of way.**

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	Absent
Mark McGowan, Secretary	Aye
Lamonte Carter	Absent
Amy Fu	Aye
Julius Harden	Aye
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 2023-0855 TO
PLANNED UNIT DEVELOPMENT

JANUARY 18, 2024

Location: 2114, 2120, 2124, 2148, and 2150 Mayport Road (SR A1A)
Between Mayport Road and Fairway Villas Drive

Real Estate Numbers: 169409-0050; 169409-0000; 169409-0010; 169453-0010; 169453-0020; 169409-0020; 169409-0070

Current Zoning Districts: Planner Unit Development (PUD 2022-0251-E)
Commercial Community/General-2 (CCG-2)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Categories: Community/General Commercial (CGC)
Medium Density Residential (MDR)

Council District: District 13

Planning District: 2-Greater Arlington/Beaches

Applicant/Agent: Staci Rewis, Esq.
Driver, McAfee, Hawthorne and Diebenow, PLLC
1 Independent Drive, Suite 1200
Jacksonville, FL 32202

Owner: Beaches Habitat for Humanity, Inc.
797 Mayport Road
Jacksonville, FL 32233

Staff Recommendation: **APPROVE with CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2023-0855** seeks to rezone approximately 3.85± acres of a split-zoned property from PUD and CCG-2 to PUD. The rezoning to PUD is being sought to allow for the development of a 47-unit townhome neighborhood. The previous PUD allowed for 40 townhome or single-family units and did not encompass the property that is zoned CCG-2.

The PUD differs from the Zoning Code by only limiting the uses normally allowed in the MDR categories to Townhomes, Multi-Family, Single Family Dwellings, amenity facilities, and essential services. The CGC portion of the site will allow the previously mentioned uses except for single-family dwellings, and all uses allowed in CCG-2 by right. There will be no maximum lot coverage for the entire project which varies from the 50% maximum found in standard RMD Zoning Districts, and townhome setbacks have been reduced to 22 feet in the front, and only 5 feet on the sides for end units. The end units are also only required to be 20 feet wide instead of the standard 25 feet per the Code. Additionally, the PUD eliminates the requirement from Part 6 for any guest parking spaces.

The previous PUD was approved with the following conditions:

- 1.) The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.**
- 2.) If guest parking is required, it shall not be located in or back into the city right of way.**

Staff has reviewed the conditions and determined that the two conditions from the previous PUD shall move forward with the proposed PUD. Traffic Engineering also reviewed the proposal and included the two previous conditions in their Department Memo on the PUD.

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.

(1) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?

Yes. The 3.85-acre subject property is located on the west side of Mayport Road, a minor arterial road (SR-A1A), between Mayport Road and Fairway Villas Drive. The property is currently undeveloped. The application site is in the Medium Density Residential (MDR) and Community General Commercial (CGC) land use categories in the Suburban Development Area, Planning District 2, and Council District 13. The site was previously amended to PUD with ordinance 2022-251-E. This PUD amendment adds one more parcel to the pre-existing PUD.

MDR in the Suburban Area is a category intended to provide compact medium to high density residential development and can serve as a transitional use 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.

CGC in the Suburban Area 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. For MDR sites located in the Suburban Area, the maximum gross density shall be 30 units/acre when the site fronts along a road classified as a collector or higher and where the site does not abut land in the LDR or RR land use categories; except for sites with in the Coastal High Hazard Area (CHHA) where the maximum density shall be 20 units/acre unless appropriate mitigation is provided consistent with the City's CHHA policies.

The maximum density for CGC in the Suburban Area is 20 units/acre. Single use residential in the CGC category is allowed when more than 50% of the contiguous CGC land use category is developed for non-residential uses. According to a written justification provided by the applicant and reviewed by the department, the subject site meets the requirements for a single use residential CGC designation.

The site plan indicates that 47 townhomes will be built on the 3.85-acre property. The densities within their respective categories comply with the density limitations. Therefore, the proposed PUD is consistent with the MDR and CGC land use categories.

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

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

(3) 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 regulations outlined in the Mayport Road Overlay.

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): Community/General Commercial (CGC) and Medium Density Residential (MDR). 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:

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 1.1.12

Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

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.

(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 both 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 existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: A 0.34 acre recreation area is proposed on site along the western property boundary of the site. The applicant will also be required to pay the recreation fee as allowed by the 2045 Comprehensive Plan if the site cannot provide the 435 square feet of recreation space required per dwelling.

The use of existing and proposed landscaping: The site will be developed in accordance of Part 12 of the Zoning Code, however, no trees are to be required along any perimeter or uncomplimentary buffer. Additionally, no uncomplimentary buffer strips are required along the outer boundaries of the property so long as a visual screen that meets the buffer requirements of the code is provided.

The treatment of pedestrian ways: The subject site will have pedestrian right of ways along both sides of the proposed roadway.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system would be serviced using one (1) access point along Mayport Road (SR-A1A). All access points and driveways along Mayport Road are subject to the approval of the Florida Department of Transportation

The use and variety of building setback lines, separations, and buffering: The proposed site plan shows the buildings meeting the required townhome setbacks established within the Written Description. The setbacks for townhomes differ from the normal code and are 22 feet in the front, 0 on the side (5 feet for end units), and 10 in the rear.

The use and variety of building groupings: The development will be composed of 12 separate building in which 11 will house 4 units and 1 will house 3 units. There will be 6 buildings on each side of the proposed right of way.

Compatible relationship between land uses in a mixed-use project: While the subject site has two Land Use Categories there is no proposed mix of uses within the development as a whole. The proposed development is solely residential.

(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 in a mixed-use area with commercial properties as the predominant use along the Mayport Road corridor and residential use on the periphery. Allowing for the redevelopment of the subject site will complement the neighboring commercial uses by providing additional residences who can use the commercial uses.

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

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	CGC/MDR	RMD-D/CCG-2	Multi-Family Dwellings
South	CGC/MDR	CCG-2/PUD	Vehicle Sales
East	CGC/(COAB)	CCG-2/(COAB)	Single-Family Dwellings/Service Garage
West	MDR	RMD-D	Multi-Family-Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the CGC and MDR functional land use categories as a solely residential use within the CGC portion of the site based on the number of commercial uses in the contiguous CGC properties near the subject site. The PUD is appropriate at this location because it will support the existing offices, service establishments and contribute to the variety of housing products within the area.

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The new residential uses of the project will bolster the surrounding Mayport community by attracting new urban infill and redevelopment to the area.

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for electric and the City of Atlantic Beach for water and sewer.

(7) Usable open spaces plazas, recreation areas.

A 0.34 acre recreation area is proposed on site along the western property boundary of the site. The applicant will also be required to pay the recreation fee as allowed by the 2045 Comprehensive Plan if the site cannot provide the 435 square feet of recreation space required per dwelling.

(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, the written description states “development which would impact wetlands will be permitted in accordance with 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 provided at a 2-space per unit rate with all parking on each individual lot. No guest

parking is proposed with the development and no loading spaces are required. For all other uses other than townhomes, parking will be required to follow part 6 of the code or the applicable ITE Standards.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **January 11, 2024** by the Planning and Development Department, the 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 Ordinance **2023-0855** be **APPROVED** with the following exhibits:

- The original legal description dated September 18, 2023**
- The original written description dated October 20, 2023**
- The revised site plan dated November 15, 2023**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2023-0855** be **APPROVED** with the following **CONDITIONS**:

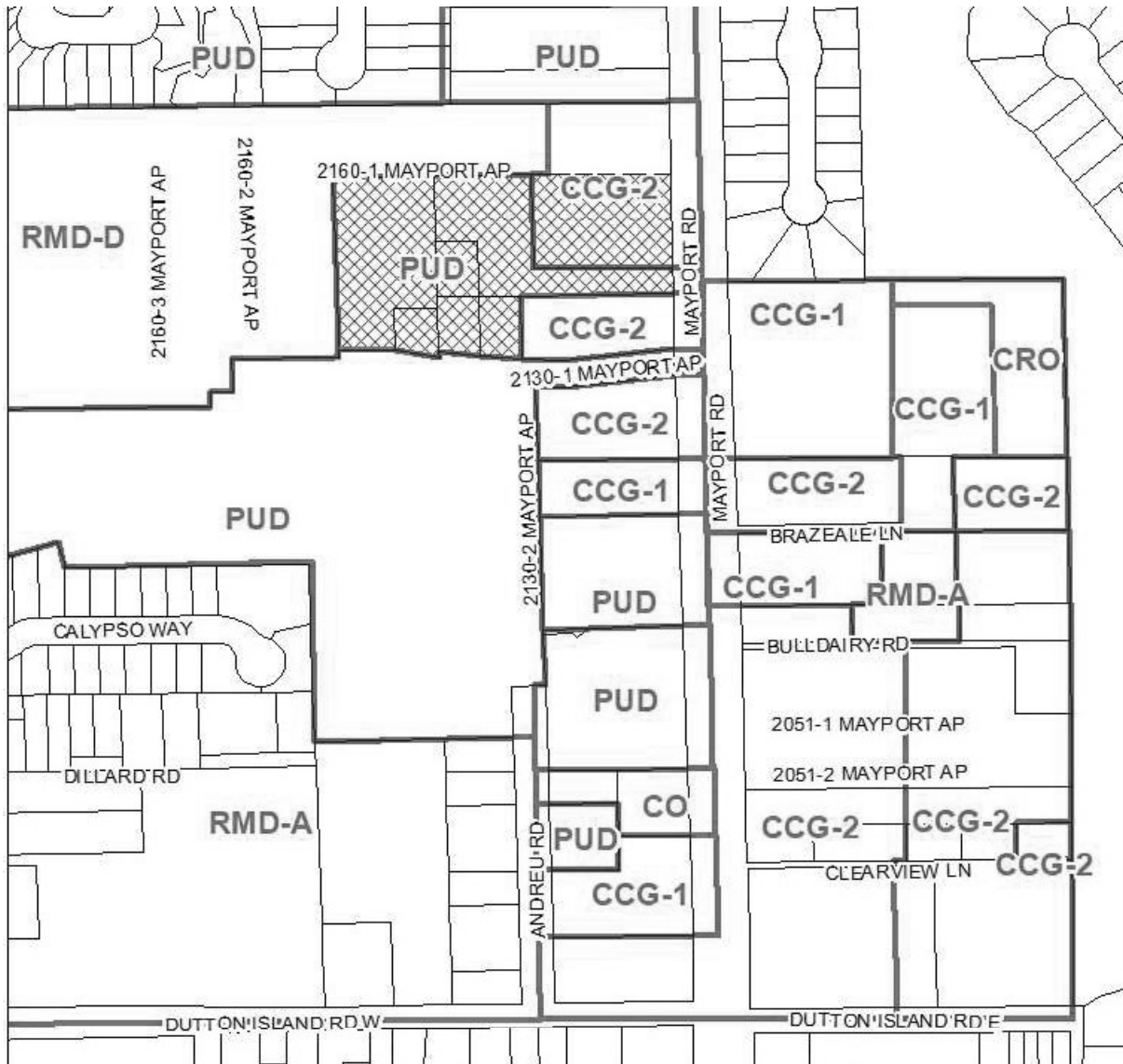
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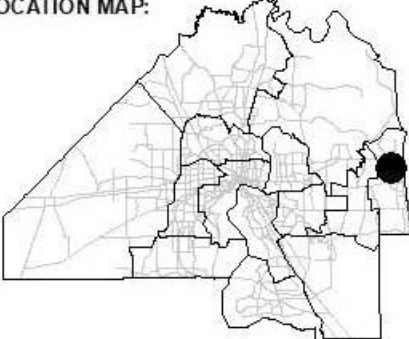



View of the neighboring apartment complex to the north.



View of the neighboring office building to the south.



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-2 & PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 100 200 400 Feet</p> <p>COUNCIL DISTRICT: 13</p>
<p>ORDINANCE NUMBER ORD-2023-0855</p>	<p>TRACKING NUMBER T-2023-5172</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Legal Map