



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

February 6, 2025

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.: 2025-0007      Application for: E Town West 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 w/ Conditions**

Planning Commission Recommendation: **Approve w/ Conditions**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated December 18, 2024
2. The Original Written Description dated December 20, 2024
3. The Original Site Plan dated December 18, 2024

Planning Commission Condition:

1. A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024) and shall include the Florida Department of Transportation.
2. The parking reduction percentage allowed per Section E (1)(b) of the Written Description shall be established and reviewed for approval by the Planning and Development Department once the listed infrastructure or services are available.
3. Sign A- Project Identity Pole/Pylon Signs on State Road (SR) 9B shall be limited to a maximum height of 65 feet and 300 square feet in area.

Planning Department Condition:

1. A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024) and shall include the Florida Department of Transportation.
2. The parking reduction percentage allowed per Section E (1)(b) of the Written Description shall be established and reviewed for approval by the Planning and Development Department once the listed infrastructure or services are available.
3. Sign A- Project Identity Pole/Pylon Signs on State Road (SR) 9B shall be limited to a maximum height of 65 feet and 300 square feet in area.

Planning Commission Commentary: There were no speakers in opposition 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	Aye
Charles Garrison	Aye
Julius Harden	Aye
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  
214 North Hogan Street, 3<sup>rd</sup> Floor  
Jacksonville, FL 32202  
(904) 255-7817; EAbney@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2025-0007 TO**  
**PLANNED UNIT DEVELOPMENT**

**FEBRUARY 6, 2025**

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 **2025-0007** to Planned Unit Development.

<b><i>Location:</i></b>	0 Philips Highway, 11374 Etown Parkway, 11100 Domain Drive (Westside of State Road 9B)
<b><i>Real Estate Numbers:</i></b>	167871-0030, 168060-0260, 168060-0270, 168060- 0240, 168060-0250, 168060-0155, 167871-0050
<b><i>Current Zoning Districts:</i></b>	Commercial Community General-1 (CCG-1)
<b><i>Proposed Zoning District:</i></b>	Planned Unit Development (PUD)
<b><i>Current Land Use Category:</i></b>	Community/ General Commercial (CGC)
<b><i>Planning District:</i></b>	Southeast, District 3
<b><i>Council District:</i></b>	District-11
<b><i>Applicant/Agent:</i></b>	Paul Harden, Esq. Law Office of Paul M. Harden 1431 Riverplace Blvd, Suite 901 Jacksonville, FL 32207
<b><i>Owner:</i></b>	Robert Pritchard Westland Timber, LLC 4310 Pablo Oaks Court Jacksonville, FL 32224  Robert Pritchard AP ETDE LLC 9995 Gate Parkway N, Suite 320 Jacksonville, FL 32246
<b><i>Staff Recommendation:</i></b>	<b>APPROVE WITH CONDITIONS</b>

### **GENERAL INFORMATION**

Application for Planned Unit Development **2025-0007** seeks to rezone approximately 237.46± acres of land from Commercial Community General-1 (CCG-1) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for the development of a Mixed-Use project consisting of office, institutional, commercial, multiple-family, entertainment and recreational type uses. Specifically, the PUD will allow for a gross density of 20 dwelling units per acre, not to exceed 3,500 units and approximately 3,600,000 square feet of non-residential uses.

The proposed PUD is more efficient than would be possible through strict application of the Zoning Code, as the PUD allows for site-specific design standards and criteria. The PUD provides for more multiple-family residential development within an Urban Development Area, transitioning from abutting commercial land uses, in close proximity to collector and arterial roads as well as mass transit.

Portions of the project have already been developed prior to the implementation of the Etown West PUD including Parcel B Cottage Street Townhome Community with a total of 229 units. Additionally, through E-24-55 a proposed 300 multi-family and 192 townhomes were approved integrated with 45,000 square feet of commercial retail and commercial uses, including a Surf Park.

### **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 Community/ General Commercial (CGC) 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.

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 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 in the Suburban Area is intended to provide development in a nodal development pattern.

The maximum gross density within the Suburban Area is 20 units/acre and there is no minimum gross density. 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 Medium Density Residential (MDR) without such services.

Single-use multi-family development is permitted when 50 percent or more of the contiguous CGC category land area within up to one quarter of a mile radius is developed for non-residential uses. Multi-family developments that do not comply with the single-use provisions shall provide a mix of uses within the development site and multi-family uses shall not exceed 80 percent of a development.

The applicant seeks to rezone from Commercial Community/General – 1 (CCG-1) to PUD to allow for the development of recreational and entertainment facilities, including an outdoor surf park and associated support equipment, other recreational facilities, restaurants with on- and off-premises consumption of liquor, beer, and wine, retail outlets, food markets, nightclubs and similar establishments, child and adult daycare, auto service stations, banks and other financial institutions. Allowed residential uses include multi- and single-family residences.

The commercial and residential uses in PUD written description as well as the proposed density with the mix of uses are allowed in the CGC land use category, thus the uses listed in the PUD written description are consistent with CGC land use category.

***(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 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.

*The proposed rezoning at the subject site would directly address the projected growth for the surrounding area by providing for a greater variety of housing options for local citizens.*

**Flood Zones**

Approximately 2.37 acres of the subject site is within the AE-Floodway, 1.84 acres is within the AE Flood Zone, 34.23 acres is within the AO Flood Zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of

every 100 years. This does not mean that a storm of this type will happen every 100 years. There is a 1-percent chance that a storm of this magnitude will occur in any given year. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

The AE-Floodway are areas within the 100-year floodplain or SFHA where flood insurance is mandatory if construction is allowed within the floodway. Areas located within AE Floodway zones should be left intact as construction and filling within these areas is severely restricted.

AE Flood Zones are areas within the 100-year floodplain or SFHA where flood insurance is mandatory.

AO Flood Zones are areas of relatively shallow flooding within the 100-year floodplain or SFHA. Flood insurance is mandatory within the AO flood zone.



***(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:

***(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): Community/ General Commercial (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.

**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 to permit the development of a Mixed-Use project consisting of office, institutional, commercial, multiple-family, entertainment and recreational type uses. 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 a 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 proposed development will provide active recreation/amenities for the proposed residential developments consistent with the 2045 Comprehensive Plan. For all multi-family residential uses that include 100 units or more contiguous units in a single project or directly connected buildings 150 square feet of active recreation shall be provided per unit. For single family projects of 100 units or more in a single project active recreation 100 square feet of active recreation shall be provided.

The recreational facilities may include amenities within each Multiple-family residential complex and a pedestrian network comprised multi-use pathways and sidewalks/urban pedestrian systems that traverse the Property. Recreational amenities and uses applicable to satisfy the recreation/open space requirements may include parks, open space, wetlands/preservation areas, pedestrian walks and trails, bikeways as well as playground with play equipment, amenity/recreation centers (including within multiple-family complexes), pools, cabana/clubhouse facilities, health/exercise facility, the surf park and similar uses. Recreation areas within the PUD are not parcel specific and can be applied to the entire PUD.

**The use of existing and proposed landscaping:** Landscaping and tree protection shall be provided in accordance with the Jacksonville Ordinance Code, with the following additional and superseding provisions. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD development parcels. For individual uses, which may own their sites in fee simple, required landscaping may be provided “off-site” within other development parcels and may be shared with other uses, so long as the PUD in its entirety provides sufficient landscaping for all proposed uses.

These regulations including:

- An average 10-foot-wide roadway buffer shall be provided along E Town Parkway and Domain Drive only where adjacent to commercial, amenity center uses or stormwater management facilities.
- A ten (10) foot buffer shall be provided between Domain Drive and E Town and vehicle use areas.
- Roadway buffers will not be required where roads cross, or are adjacent to, wetlands or other conservation areas.
- The maximum width of any driveway not containing a landscaped island through the perimeter landscape area shall be forty-eight (48) feet.

**The treatment of pedestrian ways:** Sidewalks shall be provided as required in the Comprehensive Plan.

**The use of topography, physical environment and other natural features:** Approximately 34.05 acres of the proposed development is located within Category III Wetlands boundaries which renders the lands generally unsuitable for development due to topography, hydrology, or existing vegetation. Therefore, these areas have been designated Preservation Area as demonstrated on Exhibit 4 Site Plan dated December 18, 2024. Additionally, as stated in the Land-Use Memorandum there is approximately 2.37 acres of the subject site is within the AE-Floodway, 1.84 acres is within the AE Flood Zone, 34.23 acres is within the AO Flood Zone.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced via E Town Parkway, an extension of E Town Parkway to the west and via an interconnected system of internal drives/streets. Comments from Traffic & Engineering include:



- Residences with rear alley access shall have a minimum of 24' back up distance from the garage. Vehicles must be able to enter and exit garages.
- Parking for residential uses shall not block sidewalks. Minimum front yards shall reflect this. Garage Front Facing single family homes shall have a 20' front yard instead of the 10' as shown in the written description Section V.A.
- The parking requirements may be reduced however, the reduction of 20% written in E.(1)(b) is unsubstantiated and must be determined once the listed infrastructure or services are available and reviewed by the Planning and Development Dept. Please remove the percentage from the written description.
- On street parking spaces shall not be allowed on any streets dedicated to the City of Jacksonville.
- All streets proposed to be dedicated to the City of Jacksonville shall terminate in a city standard cul-de-sac.
- The typical street cross section for a right of way proposed to be dedicated to the City of Jacksonville shall match that found in the Land Development Procedures Manual Volume 3: Standard Details for the appropriate context. This shall include the minimum street width.
- Alleys shall not be dedicated to the city of Jacksonville.
- The right of way widths for any street dedicated to the City of Jacksonville shall meet the requirements given in the City of Jacksonville Code of Ordinances 654.113.
- Any modification to the existing median openings will require the approval of the City Traffic Engineer.
- A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024) and include the Florida Department of Transportation.

The subject site is approximately 237.46 acres and is located southwest of the State Road 9B (SR-9B) and Interstate 295 (I-295) interchange and west of the SR-9B and E Town Parkway interchange. E Town Parkway, between the SR-9B interchange and Beeson Court, is a minor arterial roadway that is currently operating at 11% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 37,300 (vpd) and average daily traffic of 4,207 vpd.

The applicant requests 3,600,000 SF of Commercial (ITE Code 820) and 3,500 dwelling units (ITE Code 220) which could produce 88,876 daily trips.

**The use and variety of building setback lines, separations, and buffering:** Each residential dwelling type has set standards, lot widths, lot area and setbacks similar to the conventional zoning code which slight deviations due to the uniqueness of the proposed development.

**The variety and design of dwelling types:** Cumulatively, the entire development will contain a maximum of 3,500 units with a mix of apartments, condos, townhomes, duplexes, triplexes, and quadplexes.

**Compatible relationship between land uses in a mixed-use project:** The property is under one Land-Use of CGC but allows for an integration of different uses ranging from residential to commercial. This mixed-use PUD allows for a mix of uses with the creation of employment, shopping and entertainment opportunities and a pedestrian-friendly environment.

#### **(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 237.46-acre subject site is at the south corner of I-295 and SR-9B expressway and west of the intersection of E-Town Parkway and SR-9B, in the southern part of Duval County, approximately 3 miles north of St. Johns County. I-295 and SR-9B are both FDOT Interstates. E-Town Parkway is a collector road. The site has direct access to SR-9B via on- and off-ramps at the corner of E-Town Parkway and SR-9B. Just east of the subject site is the E Town PUD approved through Ord.#2018-0564 and other mixed-use developments including Big Creek Timber PUD Ord.#2023-0069 and Estuary PUD Ord.#2024-0344.

**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	LDR	RR-Acre	Interstate 295, Conservation Land
East	CGC, LDR	IBP, RLD-50, PUD 2018-0564	E-Town Development
South	LDR, RPI, PBF	IBP, CO, PUD 2009-0532	JEA Greenland Energy Center
West	LDR, LI	RR-Acre, IL, IBP	Industrial Park, Stormwater Pond

**Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands:** The Written Description includes sign regulations that far exceed what is allowed in the Zoning Code. Along 9B the project would be allowed two Project Identity Pole/Pylons located within Zone A which a maximum height of 80 feet and two Project Identity Pole/Pylons located within Zone B with a maximum height of 60 feet. The Zoning code maximum height is limited to 50 feet but can increase to 65 within commercial or industrial zoned properties and is located not more than 660 feet from the centerline of an interstate highway. E Town PUD (Ord.#2018-0564), approved for the East side of 9B allows signage along SR 9B limiting the height to a maximum of 60 feet. **To be consistent with surrounding developments Staff is forwarding a condition that limits signage to a maximum height of 65 feet and maximum square footage of 300 square feet.**

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

The proposed development would be consistent with the Community/ General Commercial (CGC) functional land use category and the proposed development of a Mixed-Use project consisting of office, institutional, commercial, multiple-family, entertainment and recreational type uses. 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. Temporary above ground electricity will be permitted during construction of the project.

### **The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:**

Access to the site is proposed via E Town Parkway. There are no proposed connections to State facilities. In a memo dated January 21, 2025 from the Florida Department of Transportation: The segment mentioned in Table 2 is not anticipated to have adequate capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard in 2028. FDOT has programmed capacity improvement in the vicinity of the project site. SR5(US1) Philips Highway from Bayard Blvd to Business Park resurfacing, scheduled for completion in 2027 (FPID #: 209514-4).

**Table 2**

County	Road	Segment ID	FDOT LOS Standard	Maximum Service Volume	2022 Peak Hour Volume	2022 Peak LOS	2028 Peak Hour Volume	2028 Peak LOS
Duval	SR-9B	20,853	D	7,400	4,520	B	6,395	D
Duval	SR-9B	20,854	D	7,400	4,520	B	6,793	D

### **School Capacity:**

Based on the Development Standards for impact assessment, the 237.46± acre proposed PUD rezoning has a development potential of 3,500 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 2025-0007**

**Development Potential: 3,500 Residential Units**

School Type	CSA	2024-25 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats CSA	Available Seats Adjacent CSA 3, 4 & 5
Elementary	4	5,556	82%	416	90%	699	3,622
Middle	4	3,508	71%	175	70%	1,269	-23
High	5	7,840	99%	273	91%	553	548
<b>Total New Students</b>				<b>864</b>			

*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: COI PDD: Baseline Checklist Review						
Proposed Name: 2025-0007 E Town West PUD						
Requested By: Erin L. Abney						
Reviewed By: Levoone Griggs						
Due: 1/22/2025						
Analysts based on maximum dwelling units: 3,500						
SCHOOL <sup>1</sup>	CSA	STUDENTS GENERATED (Rounded) <sup>2</sup>	SCHOOL CAPACITY <sup>3</sup> (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2024/25)	% OCCUPIED	4 YEAR PROJECTION
Mandarin Oaks ES #258	4	416	1072	1059	99%	100%
Twin Lakes Academy MS#253	4	173	1462	905	62%	59%
Atlantic Coast HS #268	5	273	2543	2885	113%	94%
		864				
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-119						
MS-.056						
HS-.078						
0.248						
The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (107,110) by the number of total permitted housing units (431,541) for the same year, generating a yield of 0.248.						

### **(7) Usable open spaces plazas, recreation areas.**

The proposed development will provide active recreation/amenities for the proposed residential developments consistent with the 2045 Comprehensive Plan. For all multi-family residential uses that include 100 units or more contiguous units in a single project or directly connected buildings 150 square feet of active recreation shall be provided per unit. For single family projects of 100 units or more in a single project active recreation 100 square feet of active recreation shall be provided.

### **(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:	2.51 acres; Category II Wetlands 34.05 acres; Category III Wetlands
General Location(s):	Category II wetlands (2.51 acres) are located at the southern edge of the application site and is a portion of a larger wetland system that buffer Big Davis Creek. The Category III wetlands (34.05 acres in total) are located in two areas of the subject site. The larger wetland (31.00 acres) is located at the northwestern portion of the property while a smaller Cypress wetland (3.05 acres) is found at the southern portion of the subject site.
Quality/Functional Value:	<p>The Category II wetlands have an extremely high functional value for water filtration attenuation and flood water capacity, are located within the 100-year AE and AE floodway zones and have a direct impact on the City's waterways.</p> <p>The larger Category III wetlands have a high functional value for water filtration, attenuation and stormwater capacity and is associated with the AO Flood Zone but have an indirect impact to the City's waterways. The topography of these wetlands is depressional and if flooded the floodwaters do not drain back into a creek but dissipate by percolation into the soil and high water table.</p> <p>The Cypress Category III wetlands are unique to the other wetlands because of the vegetation and are natural stormwater retention basins due to their depressional topography. Because of that characteristic and its high water filtration attenuation, the cypress swamps have a high functional value.</p>

Soil Types/

Characteristics:	<p>(22) Evergreen-Wesconnett complex – The Evergreen and Wesconnett series consists of nearly level, very poorly drained, soils. The Evergreen soils formed in decomposed organic materials underlain by thick sandy marine sediments while the Wesconnett soils formed in thick sandy marine sediments. Both soils are located in depressions and are moderately permeable and moderately slowly permeable. The high water table is at or above the soil surface for very long periods.</p> <p>(35) Lynn Haven fine sand, 0 to 2% slopes – The Lynn Haven series consists of nearly level and gently sloping, very poorly drained soils. This soil is formed in thick deposits of marine sediment and are located in seep areas on side slopes. The soil is moderately permeable and moderately rapidly permeable. Generally, the high-water table is at or near the surface.</p>
Wetland Category:	Category II and III
Consistency of Permitted Uses:	<p>Category II Wetlands: Uses permitted subject to the limitations of CCME Policy 4.1.5 shown below – conservation uses permitted.</p> <p>Category III Wetlands: All uses subject to CCME Policy 4.1.6</p>
Environmental Resource Permit (ERP):	ERP126414-65 issued by the St. Johns River Water Management District.
Wetlands Impact:	The larger Category III wetland located in the northwestern portion of the application site is to be placed in the development's conservation area. The Category II wetland that buffers Big Davis Creek is to remain untouched. Just north of that area of wetlands is to serve as stormwater management. The smaller isolated Cypress Category III wetland is proposed for elimination for development and approved in the Environmental Resource Permit.

Associated Impacts:

The Category II wetland area coincides with the AE-floodway and AE Flood Zone. Some of the Category III wetlands are associated with the AO Flood Zone.

Relevant Policies:

CCME Policies 4.1.3, 4.1.5 and 4.1.6



***(9) Listed species regulations***

The applicant submitted a Wildlife Survey Reports with the proposed PUD rezoning application. The report is on file with the Planning and Development Department. During the wildlife study, it was determined that gopher tortoises and their habitat occur within the project site. In areas where construction activities will occur within 25 feet of gopher tortoise burrows, a conservation permit will be obtained from FWC to relocate the gopher tortoises. To date, Conservation Permit GTC-10-000214 and GTC-17-00244 have been issued by FWC for the subject property.



Commensal species associated with gopher tortoise burrows, including the pine snake, the Florida mouse, the gopher frog and the eastern indigo snake have the potential to occur, however, none of these species were observed. An indigo snake protection/education plan will be developed and implemented for FWS, in conjunction with ACOE permitting activities. No other protected species or evidence of their presence were observed on the subject property.

***(10) Off-street parking including loading and unloading areas.***

Parking will be provided in accordance with Part 6 of the City's Zoning Code with additional regulations superseding these requirements as listed in Section E (1) of the Written Description. Additionally, throughout the PUD there shall be no maximum limits on parking for a given use individually or collectively and shared parking is permitted to satisfy parking required for multiple uses.

***(11) Sidewalks, trails, and bikeways***

Pedestrian access shall be provided by an interconnected network of sidewalks installed in accordance with the 2045 Comprehensive Plan. Personal interaction shall be encouraged within the PUD through logical and aesthetically congruent pedestrian routes. Pedestrian interconnections shall be provided between adjacent land uses where it is functionally feasible and maintains the highest level of pedestrian safety. The preferred location for pedestrian crossings of roadways is at intersections. Additionally, a minimum 10-foot-wide golf cart path for multiple users may be provided along E Town Parkway between the first full intersection west of the Interstate 295 interchange to the western terminus of E Town Parkway.

**SUPPLEMENTARY INFORMATION**

The applicant provided proof of posting on **January 16, 2025** to the Planning and Development Department, that 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 **2025-0007** be **APPROVED with the following exhibits:**

- 1. The Original Legal Description dated December 18, 2024.**
- 2. The Original Written Description dated December 20, 2024.**
- 3. The Original Site Plan dated December 18, 2024.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2025-0007** be **APPROVED WITH CONDITIONS.**

1. A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024) and shall include the Florida Department of Transportation.
2. The parking reduction percentage allowed per Section E (1)(b) of the Written Description shall be established and reviewed for approval by the Planning and Development Department once the listed infrastructure or services are available.
3. Sign A- Project Identity Pole/Pylon Signs on State Road (SR) 9B shall be limited to a maximum height of 65 feet and 300 square feet in area.



**Aerial View of Subject Property**

*Source: JaxGIS Maps*



**View of Subject Property and interchange with 9B**

*Source: JaxGIS Maps*



**Parcel B-Cottage Street Townhome Subdivision**

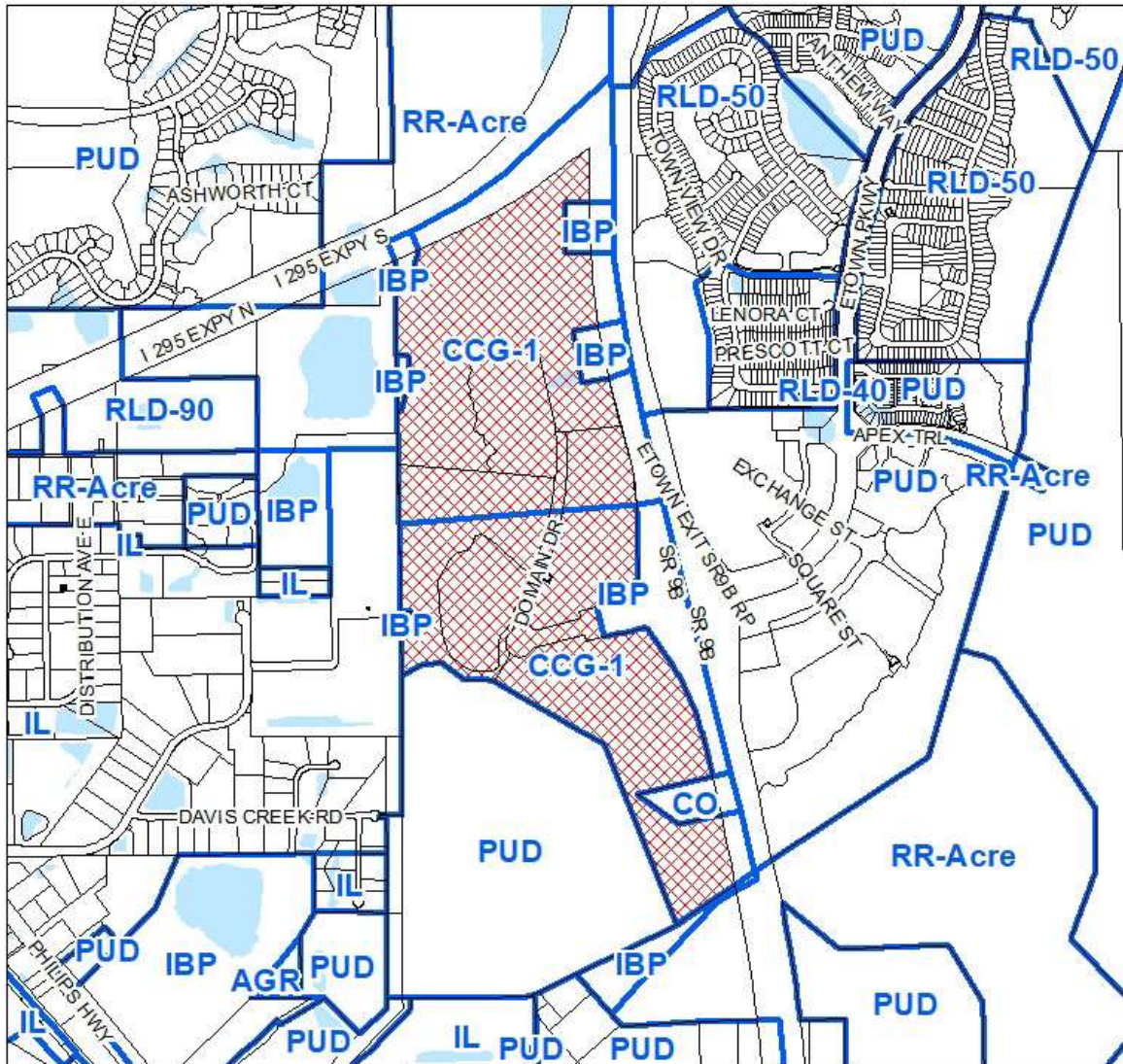
*Source: JaxGIS Maps*

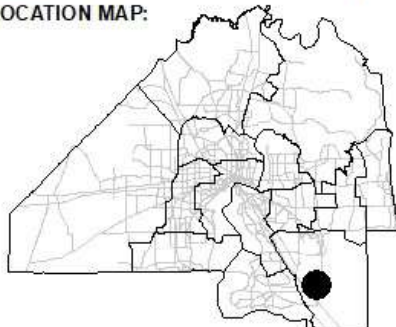
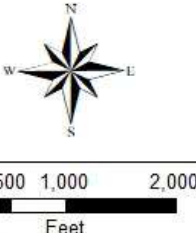


**View of Subject Property from 9B**

*Source: GoogleMaps dated December 2024*





<p>REQUEST SOUGHT:</p> <p><b>FROM: CCG-1</b></p> <p><b>TO: PUD</b></p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p><b>11</b></p>
<p>ORDINANCE NUMBER</p> <p><b>ORD-2025-0007</b></p>	<p>TRACKING NUMBER</p> <p><b>T-2024-5981</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>