

Marshall Adkison	Absent
Daniel Blanchard	Aye
Jordan Elsbury	Aye
David Hacker	Aye
Morgan Roberts	Aye

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

Sincerely,



Bruce E. Lewis
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2022-0856 TO
PLANNED UNIT DEVELOPMENT

JUNE 8, 2023

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2022-0856** to Planned Unit Development.

Location: 0 Reed Avenue

Real Estate Number(s): 149153-0050

Current Zoning District: Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

Applicant/Agent: Cyndy Trimmer, Esq.
Driver, McAfee, Hawthorne and Diebenow, PLLC
1 Independent Drive, Suite 1200
Jacksonville Florida 32202

Owner: Pat & Jo Management LLC
5753 State Road 16 West
Kingsley Lake, Florida. 32091

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2022-0856** seeks to rezone approximately 6.78 acres of land from Residential Rural-Acre to PUD. The PUD application is being sought in order to permit the development of a 17 unit single family neighborhood. The proposed development will have a density of 2.5 units per acre, which is similar to the low density, 1.3 units per acre, of the Sunbeam Woods Neighborhood that the subject site will use for access. The proposed lot sizes of the development are similar to the RLD-90 Zoning Category which is consistent with the neighborhood the site will use as access.

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 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. According to the Category Description of the FLUE, the proposed LDR future land use category is intended to provide for low density residential use. Principal uses include single family dwellings, as proposed in the PUD. The proposed PUD is for a maximum 17 single family dwellings. The maximum gross density in the LDR category for the Suburban Area is 7 units/acre when full urban services are available to the site. The PUD is proposing a density of 2.5 units/acre. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

(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 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): Low Density Residential (LDR).

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

Future Land Use Element

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Policy 1.1.21 Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

- A. Foster vibrant, viable communities and economic development opportunities;
- B. Address outdated development patterns; and/or
- C. Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

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 lands for a single family development. 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 streetscape: The proposed streetscape and site design will be consistent across the development. The development will be served by two streets with the majority of the homes sharing the larger of the two roads.

The use of existing and proposed landscaping: The PUD shall be constructed according to the landscaping requirements of part 12 of the Zoning Code.

The treatment of pedestrian ways: The PUD will comply with the Zoning Code and 2045 comprehensive Plan with regards to sidewalks, trails, and bikeways.

(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 at the end of an existing residential road at the back of a developed neighborhood. The access point is through the platted Sunbeam Woods Unit 2 neighborhood that was platted for 44 homes. A copy of the Plat can be found at the end of the report under Exhibit A.

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	Single Family Dwellings
South	LDR	RLD-90	Single Family Dwellings
East	LDR	RR-Acre/RLD-90	Single Family Dwellings
West	LDR	RR-Acre	Single Family Dwelling

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category and is a single-use, single family development, which is not to exceed 17 dwelling units. The PUD is

appropriate at this location because it will support the existing residential development in the area.

The location of various proposed use within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The proposed PUD is a single-use single family development located in an area primarily developed with single family uses.

The existing residential density and intensity of use of surrounding lands: The area surrounding the PUD is predominately residential, having been developed primarily with single-family homes in low density zoning districts. The proposed development is compatible in intensity to the adjacent property and in general character to the surrounding uses.

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

The Duval County School District indicates that the proposed development will have a de minimus impact and is exempt from the requirements of school concurrency.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area including a park located at the entrance of the development.

(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 wetlands on the site.

(9) Listed species regulations

The subject site is under the 50 acre threshold, therefore no wildlife survey was required.

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

The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

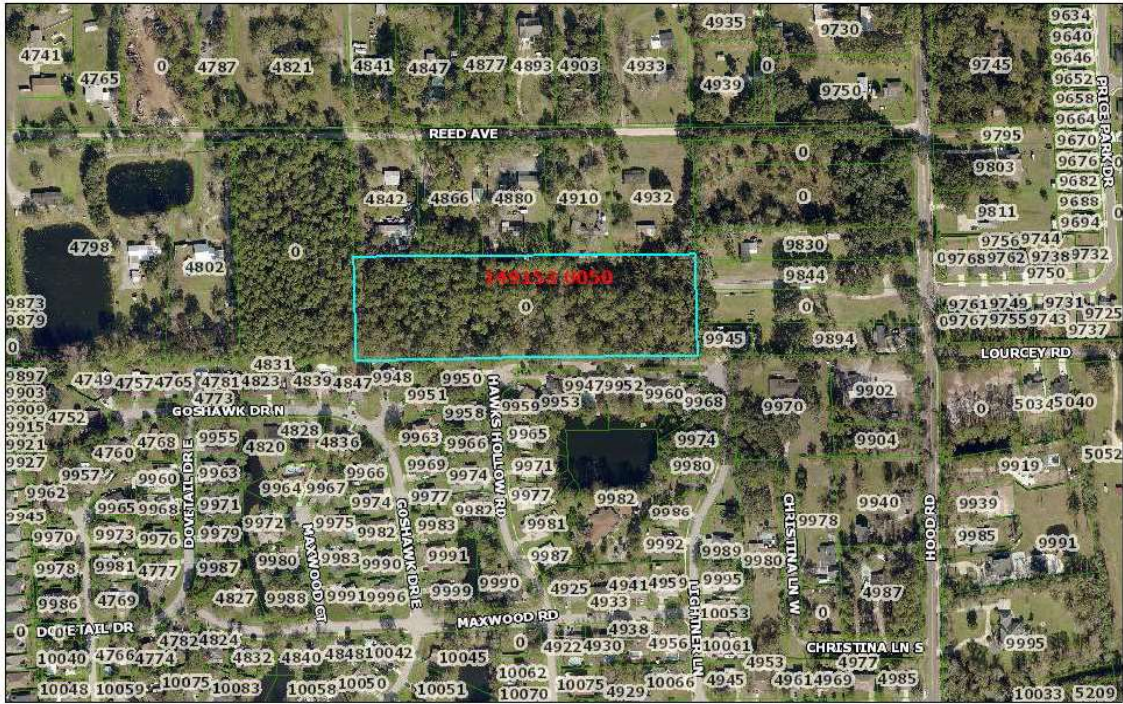
Upon visual inspection of the subject property on June 1, 2023, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-856** be **APPROVED with the following exhibits:**

1. The original legal description dated August 1, 2022.
2. The original written description dated March 10, 2023.
3. The original site plan dated March 1, 2023.



Aerial View

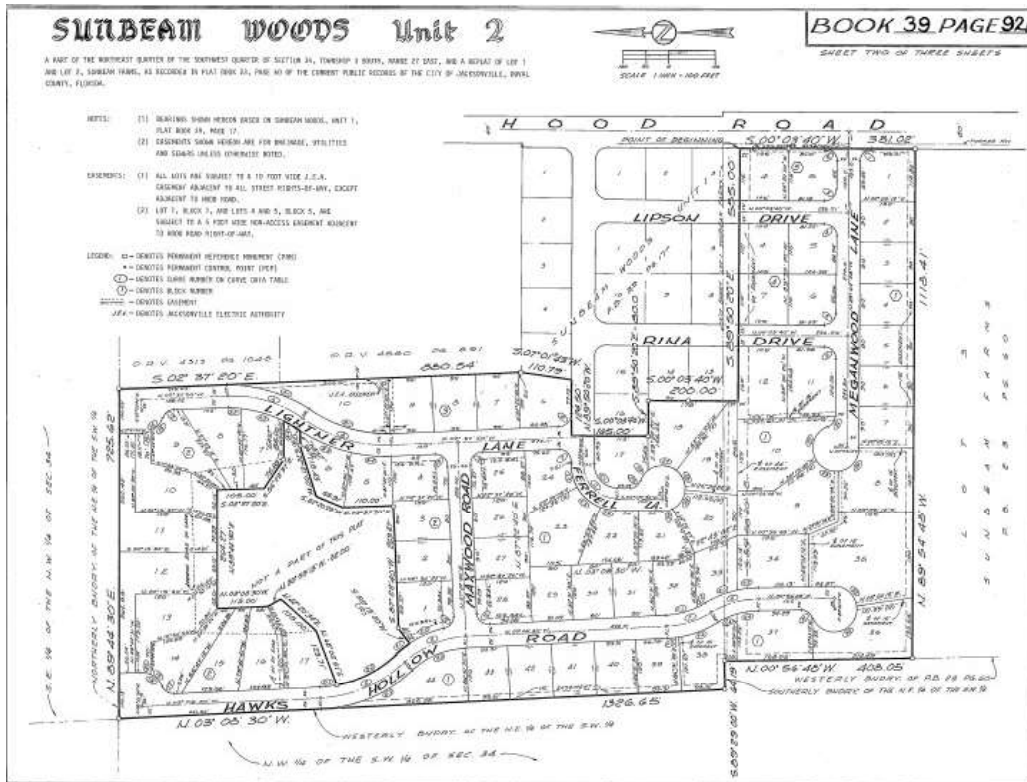
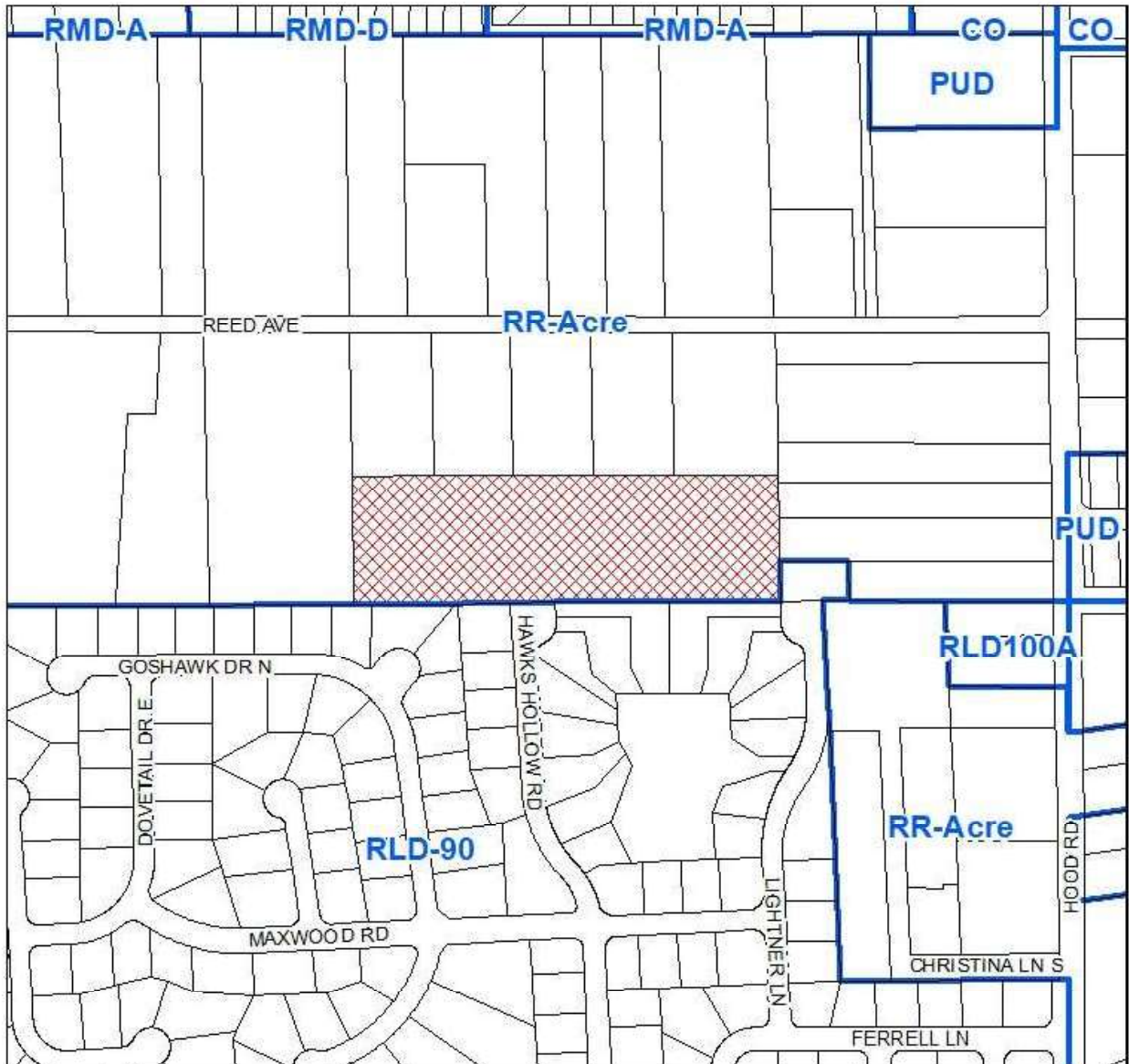


Exhibit A



View of the Subject Site

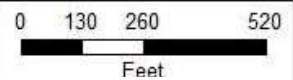
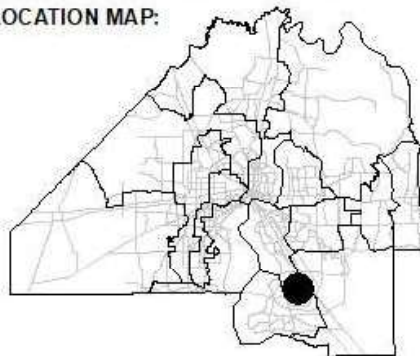


REQUEST SOUGHT:

FROM: RR-ACRE

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

6

ORDINANCE NUMBER

ORD-2022-0856

TRACKING NUMBER

T-2022-4441

EXHIBIT 2
PAGE 1 OF 1