

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2020-0098 TO
PLANNED UNIT DEVELOPMENT

JULY 23, 2020

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 **2020-0098** to Planned Unit Development.

Location: 12523, 12529, 12515, 12511 & 12519 Aladdin Road

Real Estate Numbers: 158194-0040, 158195-0000, 158198-0020, 158204-0000, 158204-0030, 158204-0020, 158204-1000

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

Proposed Zoning District: Planned Unit Development (PUD)
Conservation (CSV)

Current Land Use Category: Low Density Residential (LDR)

Planning District: District 3—Southeast

Applicant/Agent: Vernon H. Smith
H. Smith, Inc.
1 San Jose Place Suite 7
Jacksonville, Florida 32257

Owner: Crawford L. Johnston
Crawford L. Johnston Trust
12515 Aladdin Road
Jacksonville, FL 32223

Nannette J. Roccapriore
Nannette J. Roccapriore Trust
12511 Aladdin Road
Jacksonville, FL 32223

Linda Powell
12529 Aladdin Road
Jacksonville, FL 32223

Nancy Kathleen Powell

Nancy Kathleen Powell Trust
12523 Aladdin Road
Jacksonville, FL 32223

Crawford L. Johnston
12519 Aladdin Road
Jacksonville, FL 32223

Staff Recommendation:

APPROVE W/CONDITION

GENERAL INFORMATION

Application for Planned Unit Development **2020-0098** seeks to rezone approximately 24.22± acres of land from Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD) and 16.42 acres from Residential Rural-Acre (RR-Acre) to Conservation (CSV). The rezoning to a new PUD is being sought in order to allow for the development of up to 56 single family homes. The proposed development will consist of one- and two-story fee simple homes on a mixture of lots with integrated garages. The proposed development of the Property will be both aesthetically and environmentally appealing.

A portion of the subject site contains wetlands, is within flood zones, and is within the Coastal High Hazard Area (CHHA). The majority of this area is within the proposed CSV area, while approximately 1.6 acres of wetlands are present in the area proposed to change to PUD.

The proposed PUD differs from the usual application of the Zoning Code for RLD-80 by providing additional buffers to the existing single-family homes and developments. The lot width, size, other setbacks and lot coverage are all the same as would be allowed under comparable traditional RLD zoning districts.

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.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the

Low Density Residential (LDR) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan.

According to the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Suburban Area is intended to provide for low density residential development. Single-family residential uses are a principal use within this land use category. According to the JEA letter, dated December 19, 2019, provided with the application, the site has access to both centralized water and sewer. The maximum gross density in the Suburban Area is 7 units/acre when fill urban services are available to the site. The proposed PUD is for a maximum of 56 single family dwellings, which is consistent with the maximum density allowed within the LDR land use category.

Therefore, Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element

Policy 1.1.22

Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

The proposed rezoning of PUD will be compatible with other zoning districts and properties within the surrounding area and will be in compliance with Policy 1.1.22.

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The subject properties is located in the Suburban Area and According to the JEA Availability letter dated December 5, 2019, submitted with the application, the site

has access to water and sewer service. The proposed use will be in compliance with Policy 1.2.9.

Recreation and Open Space Element:

Policy 2.2.2

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

Once the applicant is granted approval for the rezoning and land-use amendment developer will need to comply with Policy 2.2.2 by providing active recreation parks or monetary contribution to the appropriate departments in order to be in compliance with the 2030 Comprehensive Plan.

Policy 2.2.4

A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation. The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.

Septic Tank Failure Area

The property is located in an identified septic tank failure area. The City shall continue the effort to phase out septic tanks in defined failure areas in order to comply with Chapter 751, Jacksonville Ordinance Code. See policies of the Infrastructure Element below:

Policy 1.2.4

Existing septic tanks for estimated wastewater flows of 600 or less gallons per day (gpd) shall connect to the collection system of a regional utility company provided that gravity service is available via a facility within a right-of-way or easement, which abuts the property.

Policy 1.2.5

Existing septic tanks for estimated wastewater flows exceeding 600 gallons per day (gpd) shall connect to the collection system of a regional utility company provided that a facility abuts or is within 50 feet of the property.

Policy 1.2.8

The City shall continue the effort to phase out septic tanks in defined failure areas in conformance with Chapter 751, Ordinance Code (Septic Tank Superfund).

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended development meets all portions of the City's land use regulations and furthers 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 2030 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).

(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. Therefore, the applicant/agent/owner will need to apply for Concurrency/Mobility for this proposed project prior to permitting/plan submittal with the City of Jacksonville.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcel for the development of up to 56 single family homes. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 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: Recreation and open space will not be provided but instead the applicant will make a payment of \$250 per lot, as needed, in accordance with Section 656.420(b).

The use of existing and proposed landscaping: The property currently has a twenty (20) foot wide easement along the North side of the unloaded entrance road as depicted in the Site Plan. The

easement is not part of the PUD but will remain in its current state and will function as additional setback for the neighborhood entrance road. The development will also provide a minimum 6 foot high vinyl fence along the North and West property lines adjacent to either the existing easement or existing single-family dwellings.

The treatment of pedestrian ways: Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan or as approved by the City of Jacksonville Planning and Development Department.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will have one primary access point from Broward Road.

Aladdin Road, from Marbon Road to Julington Creek Road, is the directly accessed functionally classified roadway in the vicinity. Aladdin Road is a 2-lane undivided collector in this vicinity and is currently operating at 25.21% of capacity. This Aladdin Road segment has a maximum daily capacity of 12,870 vpd and a 2018 daily traffic volume of 3,245 vpd.

This development is for 56 dwelling units of ITE Code 210 Single Family Detached Housing, which would generate 529 vpd.

This development is subject to mobility fee review.

The use and variety of building setback lines, separations, and buffering: The applicant proposes the same development standards for the single-family dwellings for conventional zoning districts outlined in Section 656.305 of the Zoning code.

(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 subject site is located at the east side of Aladdin Road and north side of Julington Creek Road. It is also located within the Suburban Area, Planning District 3 and Council District 6. According to the Future Land Use Element (FLUE), LDR in the Suburban Development Area is intended to provide for low density residential development. The area is predominately single family dwellings ranging in 80 feet in width to 100+ feet in width. The subject property is surrounded by Zoning Districts AGR, RR-Acre, RLD-90 and multiple PUDs. Properties located to the north are within PUD Ord. #2003-0651 which allows single family dwellings with lots 80 feet in width. Properties to the east are located in Zoning District RLD-90 which requires lots be a minimum of 90 feet in width. On the West side of Aladdin Road there are several undeveloped properties zoned RLD-80. Approval of this rezoning would not create properties out of character for the surrounding neighborhoods.

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	PUD	Single Family Subdivision
South	LDR	RR-Acre	Single Family Dwellings
East	LDR	RLD-90	Single Family Dwellings
West	LDR	RR-Acre	Single Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category and will be developed with a maximum of 56 lots 80 feet in width and 100 feet deep. The proposed residential product will consist of one- and two-story fee simple homes on a mixture of lots with integrated garages. The proposed development of the Property will be both aesthetically and environmentally appealing.

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

The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated July 3, 2020, JEA Availability Number 2019-4193 issued 12/05/2019 for 24,500 gpd. 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 24.22± acre proposed PUD rezoning has a development potential of 56 single-family units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

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

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

**School Impact Analysis
PUD 2020-0098**

Development Potential: 56 Single-Family Units

School Type	CSA	2018-19 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats	Available Seats- Adjacent CSA 3 & 6
Elementary	5	8,816	89%	10	94%	181	1,302
Middle	5	2,529	90%	5	88%	22	124
High	5	7,771	100%	6	98%	64	100
Total New Students				21			

Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

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.

(7) Usable open spaces plazas, recreation areas.

Recreation and open space will not be provided but instead the applicant will make a payment of \$250 per lot, as needed, in accordance with Section 656.420(b).

(8) Impact on wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), 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 may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size:	1.73 Acres
General Location(s):	The eastern property boundary.
Quality/Functional Value:	The wetland has an extremely high functional value for water filtration attenuation and flood water capacity, is located within the 100 year flood zone, and has a direct impact on the City's waterways.
Soil Types/ Characteristics:	67- Surrency Loamy Fine Sand- The Surrency series consists of nearly level, very poorly drained soils. In areas in depressions, the high water table generally is at or above the soil surface for very long periods.
Wetland Category: Category II Consistency of Permitted Uses:	Uses permitted within Category II wetlands are subject to CCME Policies 4.1.3 and 4.1.5.
Environmental Resource Permit (ERP):	Not provided by applicant
Wetlands Impact:	It appears that development will occur outside of the wetland area, based on the proposed site plan.
Associated Impacts:	This wetland is associated with the Oldfield

Creek



(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.

The proposed PUD will provide integrated parking facilities to support the proposed residential community. Parking within the PUD will be provided in accordance with the City's off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code. The homes will have integrated garages, and sufficient driveway space to park two cars without protruding into the internal sidewalk.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the

Zoning Code. All comments or conditions made by Transportation Planning Division or Traffic Engineering Division are to be included in the staff report unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council.

Any directional signs that are to be located within city right of way shall be privately maintained and permitted with the Revocable Permit and Indemnification Agreement. The 6' privacy fence shall not be located on public right of way.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **February 13, 2020** by the Planning and Development Department, the required Notice of Public Hearing signs **were not** posted. However, the owner promptly followed up and reposted the sign.



Source: Nate Day February 18, 2020

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2020-0098** be **APPROVED with the following exhibits:**

- The original legal description dated January 21, 2020.**
- The original written description dated April 4, 2020.**
- The original site plan dated May 13, 2020.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2020-0098** be **APPROVED W/ CONDITION.**

- 1. Sidewalk must be constructed from the development to Aladdin Road. An additional crosswalk must be added on Aladdin Road to connect with the conditioned sidewalk.**



Aerial View

Source: JaxGIS



View of Subject Property along Aladdin Road

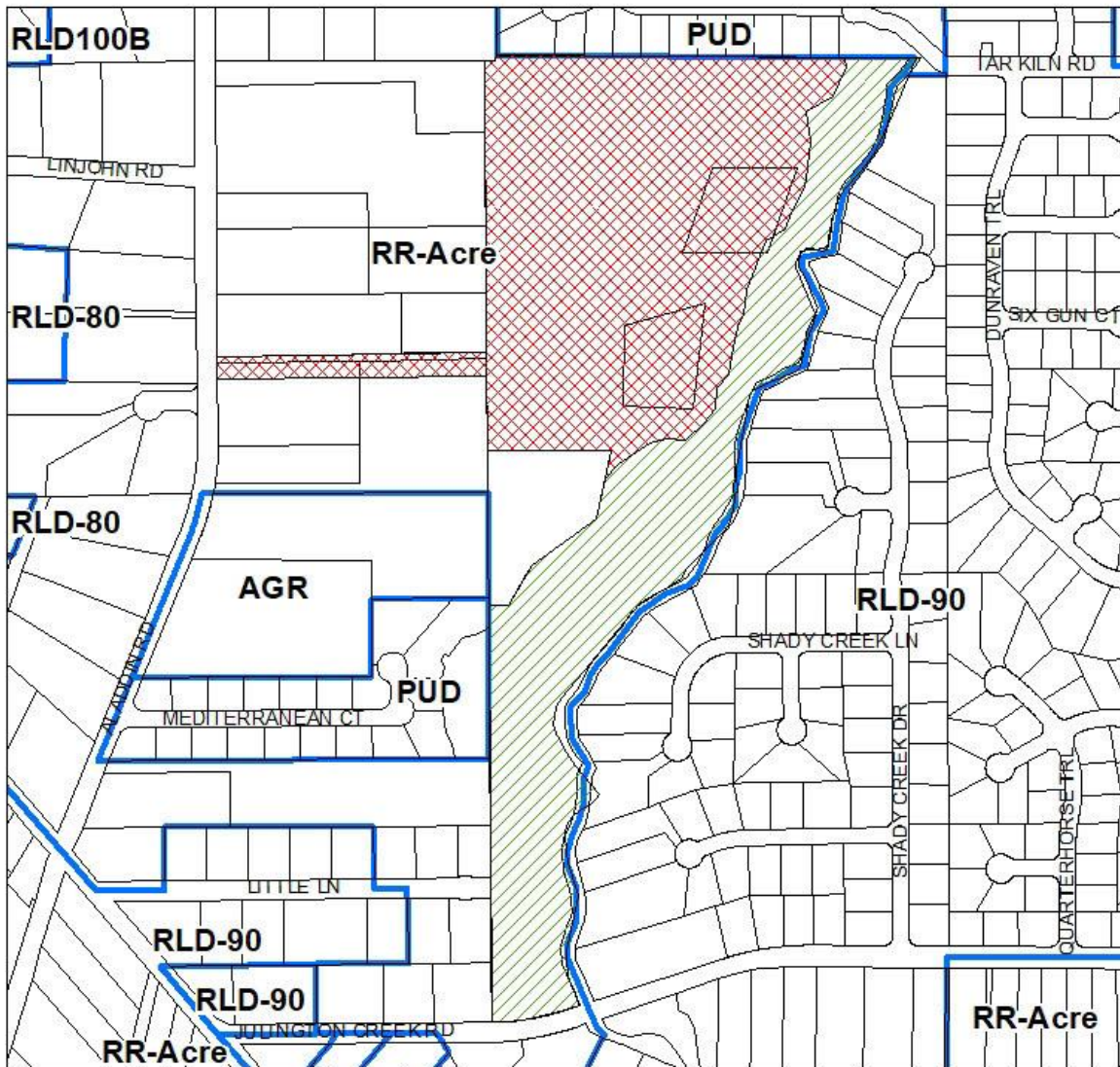
*Source: Planning & Development Dept.
Date: February 13, 2020*



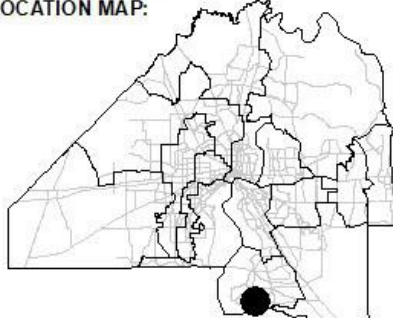
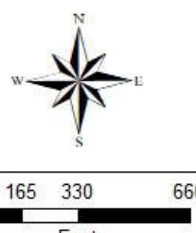


View of Subject Property along Julington Creek

Source: Planning & Development Dept.

Date: February 13, 2020



<p>REQUEST SOUGHT:</p> <ul style="list-style-type: none">  FROM RR-ACRE TO CSV  FROM RR-ACRE TO PUD 	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER ORD-2020-0098</p>	<p>APPLICATION NUMBER T-2019-2611</p>	<p>COUNCIL DISTRICT: 6</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>