



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.: 2023-854 **Application for: Parental Home 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**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

- 1. The original legal description dated June 1, 2023.**
- 2. The revised written description dated December 14, 2023.**
- 3. The original site plan dated October 1, 2023.**

Recommended Planning Commission Conditions to the Ordinance: **None**

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 2023-854 TO
PLANNED UNIT DEVELOPMENT

JANUARY 18, 2024

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 **2023-854** to Planned Unit Development.

Location: 1511 Parental Home Road between Beach Boulevard and the Tara Lane

Real Estate Number(s): 136329-0000

Current Zoning District(s): Commercial Residential Office (CRO)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)

Planning District: Greater Arlington/Beaches, District 2

Council District: District 4

Applicant/Agent: Josh Cockrell
The StellaRea Group
P.O. Box 28327
Jacksonville Florida 32226

Owner: Edmond Vata
Duval Construction, Inc.
13221 Mendenhall Place
Jacksonville Florida 32224

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2023-854 seeks to rezone approximately 2.47 acres of land from CRO to PUD. The rezoning to PUD is being sought to allow a maximum of 29 townhomes. The PUD also lists as permitted uses; single family dwellings, housing for the elderly,

adult congregate living facilities, community residential homes, family day cares and foster care homes. All of these uses are permitted in the current CRO Zoning District.

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 Residential Professional Institutional (RPI) 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. RPI in the Urban Development Area is a category intended to provide compact medium density development. Development which includes medium density residential and professional office uses is preferred. RPI in the Urban Area permits 20 units per acre for single use development. The proposed Planned Unit Development (PUD) would allow for the construction of 29 townhomes which is within the density limit of the RPI land use category for single use development in the Urban Area. 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.

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

Yes. 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:

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.

(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.

(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): Residential Professional Institutional (RPI). 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.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for townhomes. 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 proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The written description and site plan indicate the streetscape will be substantially similar to other townhome developments.
- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The PUD will not have any recreational areas or open spaces.
- The use and variety of building setback lines, separations, and buffering: The written description contains setbacks that are consistent with the setbacks in the Zoning Code.
- The use and variety of building groupings: The site plan shows three buildings with 8 and 13 units in each building.
- The form of ownership proposed for various uses: The Written Description indicates the interior street will be private and maintained by the Homeowners Association.

(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 immediate area transitions from commercial uses that front on Beach Blvd, institutional uses and the proposed townhomes, then single family dwellings. The townhomes is a logical transition between the commercial uses and the single family dwellings.
- 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	RPI	CRO	Single family dwelling
South	CGC	CCG-2	Medical office, clinic
East	RPI	CRO	Private club (Salaam Club)
West	RPI	PUD (97-964)	Daniel Memorial

(6) Intensity of Development

The proposed development is consistent with the Residential Professional Institutional (RPI) functional land use category as a multi-family development. The PUD is appropriate as the townhomes are a transition between the intensive commercial uses on Beach Blvd. and the single family residential dwellings.

- 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 proposed development is surrounded by a private club on 5 acres, a medical office to the south and an institutional use to the west. The parcel is a logical location for the proposed development.
- The availability and location of utility services and public facilities and services: JEA water and sewer are available at the intersection of Beach Blvd and Parental Home Road.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Parental Home Road is a dead end road. The intersection with Beach Blvd. is signalized, providing convenient access.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area and

(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.

(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 site will be developed in accordance with Part 6 of the Zoning Code except that guest parking will not be provided. The Zoning Code requires one guest space for every three units, resulting in a total of 10 spaces. Staff is accepting of the reduction in parking due to the number of units and the streets will be private.

(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 January 5, 2024, 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 2023-854 be **APPROVED with the following exhibits:**

1. The original legal description dated June 1, 2023.
2. The revised written description dated December 14, 2023.
3. The original site plan dated October 1, 2023.



Aerial view of subject property

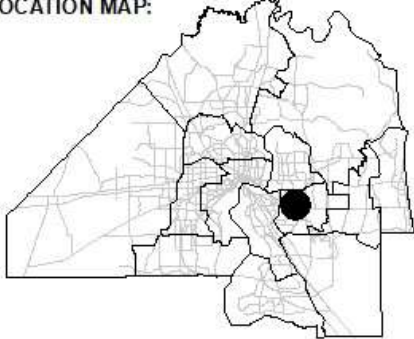
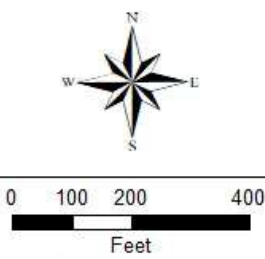


Institutional use across Parental Home Road



Adjacent single family dwelling dwelling



<p>REQUEST SOUGHT:</p> <p>FROM: CRO</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>4</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2023-0854</p>	<p>TRACKING NUMBER</p> <p>T-2023-5128</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>