



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

October 3, 2024

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.: 2024-680 **Application for: Justamere Road 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 with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

- The original legal description dated June 26, 2024
- The original written description dated July 29, 2024
- The original site plan dated December 2023

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

- A site work permit shall be submitted to the Development Services Division prior to site excavations, including for lakes, ponds, and stormwater retention.
- A site work permit shall be required prior to any clearing of protected trees on site

Planning Department conditions:

A site work permit shall be submitted to the Development Services Division prior to site excavations, including for lakes, ponds, and stormwater retention.

A site work permit shall be required prior to any clearing of protected trees on site

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: **6-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Absent
Amy Fu	Aye
Julius Harden	Aye
Mon'e Holder	Aye
Ali Marar	Absent
Jack Meeks	Absent

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 2024-0680 TO
PLANNED UNIT DEVELOPMENT

SEPTEMBER 19, 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 **2024-0680** to Planned Unit Development.

Location: 0 & 7175 Justamere Road
Between 103rd Street and Magnolia Hills Drive

Real Estate Numbers: 012966 0100; 012970 0020

Current Zoning Districts: Residential Medium Density-A (RMD-A)
Planned Unit Development (PUD 2022-0893-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Southwest, District 4

Council District: District 12

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

Owner: John Day
Justamere Development, LLC
5175 Justamere Road
Jacksonville, FL 32210

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2024-0680** seeks to rezone approximately 18.99± acres of land from Residential Medium Density-A and Planned Unit Development (PUD 2022-0893-E) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for the development of a 216-unit townhome community.

PUD 2022-0893-E was originally rezoned to permit the development of 206 townhomes. The applicant is seeking this rezoning to increase the number of townhomes by an additional 10 units and add a 3.62± acre parcel to the development.

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 in the Medium Density Residential (MDR) 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.

Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and can serve as transitional uses 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. Plan amendment requests for new MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. Development within the category should be compact and connected and should support multi-modal transportation. Mixed use developments utilizing the Traditional Neighborhood Development (TND) concept and Transit Oriented Development (TOD) are permitted. 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. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

The proposed land use is consistent with requirements of the 2045 Comprehensive Plan.

(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:

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.

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.

Policy 3.1.5

The City shall provide opportunities for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

Airport Environment Zone

The site is located within the 150 foot Height and Hazard Zone for Herlong Airport and Cecil Field. Zoning will limit development to a maximum height of less than 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

(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 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): Medium Density Residential (MDR). 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). The agent/owner will be required to submit a Mobility application & a CRC application to the Concurrency Office's.

Mobility # 119806.4 / CRC # 119806.3 / City Dev # 10597.000: Justamere: Duplexes: 216 duplex dwelling units (one dwelling unit for each side of the duplex): Mobility Fee of \$401,412 to be paid in full or on a permit by permit basis.

This development is subject to mobility fee review.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to permit the development of a 216-unit townhome community. 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 treatment of pedestrian ways: Sidewalks shall be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Active recreation will be provided pursuant to Policies 2.2.3 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code.

The use of existing and proposed landscaping: This application was forwarded to the City's landscape section and the following comments were received:

- For Part III. Description of Permitted Uses, Letter D. Excavations, Lakes, Ponds – the PUD

states that excavation by commence prior to the submittal of construction plans for the subdivision improvements (10-set construction plans). This site contains protected trees and no excavation shall occur without an approved site work permit to ensure tree mitigation is satisfied for any protected trees removed.

- For Part IV. Overall Development Standards and Criteria, Number 5. Silviculture Uses May Continue – the site is not greenbelted (Ag. Exempt) per the property appraisers office and as such has protected trees. Any clearing of protected trees on the site will require an approved site work permit.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Magnolia Valley Drive. Comments from Traffic & Engineering include:

- Section IV. Overall Development Standards and Criteria (8) states “Off street parking will be provided in accordance with Part 6 of the City’s Zoning Code (Off-street Parking and Loading Regulations) (2022), except that no guest parking spaces shall be required for townhomes with 2-car garages or 1-car garages for townhomes with two (2) units within the building with enough paved driveway space between the garage façade and edge of pavement to allow for another parking spot, as applicable”. Driveway parking shall be between garage and back side of sidewalk. It is illegal to block sidewalk with vehicles.

The subject site is approximately 18.99 acres and is accessible by Justamere Road, a local roadway, located North of 103rd Street (SR-134), a minor arterial. 103rd Street between Shindler Drive and First Coast Expressway is currently operating at 40% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 14,500 vpd.

The applicant requests 216 units of townhomes (ITE Code 215) which could produce 1,555 daily trips.

(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 an area with residential properties as the prevailing use developed with single-family dwellings to the north but several properties have been rezoned in recent years to allow for multi-family. Magnolia Villas, located just west of the subject property, was approved through Ordinance 2022-0308-E for the development of 84 multi-family dwelling and Samaritan PUD was approved through Ordinance 2021-0747-E for 94 townhomes. Approval of the request for rezoning to allow for townhomes would not be out of character for the surrounding area and the already approved developments along 103rd Street.

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 2004-0613-E	Single-family dwellings
South	CGC	CO, CCG-1, PUD 2010-0690-E, PUD 2022-0249-E	Vacant
East	ROS/CGC	PUD 2023-0360-E, PUD 2014-0533-E	Single-family dwelling, service garage
West	LDR	PUD: 2004-0613-E	Single-family dwellings

(6) Intensity of Development

The proposed development is consistent with the MDR functional land use category and will allow for the development 209 townhome community. The PUD is appropriate at this location because it is consistent with the surrounding residential uses.

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.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject site is approximately 18.99 acres and is accessible by Justamere Road, a local roadway, located North of 103rd Street (SR-134), a minor arterial. 103rd Street between Shindler Drive and First Coast Expressway is currently operating at 40% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 14,500 vpd.

The applicant requests 216 units of townhomes (ITE Code 215) which could produce 1,555 daily trips.

School Capacity:

Based on the Development Standards for impact assessment, the 18.99± acre proposed PUD rezoning has a development potential of 216 dwelling 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 2024-0680

Development Potential: 216 Residential Units

School Type	CSA	2023-24 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats CSA	Available Seats Adjacent CSA 1&2
Elementary	8	5666	75%	27	83%	1191	2399
Middle	7	5666	75%	11	83%	774	1260
High	7	2095	95%	15	73%	226	1029
Total New Students				53			

Total Student Generation Yield: 0.250

Elementary: 0.125

Middle: 0.051

High: 0.074

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.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2023/24)	% OCCUPIED	4 YEAR PROJECTION
Westview K8 #274	8	27	1123	788	70%	84%
Westview K8 #274	8	11	1123	788	70%	84%
Edward White Academy #248	2	15	2077	1666	80%	67%

- Attendance school may not be in proposed development's Concurrency Service Area (CSA)
- Does not include ESE & room exclusions
- Analysis based on a **maximum** 216 dwelling units – 2024-0680
- 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 (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

(7) Usable open spaces plazas, recreation areas.

Active recreation will be provided pursuant to Policies 2.2.3 of the Recreation and Open Space Element of the Comprehensive Plan and Section 656.420 of the Zoning Code.

(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: 1.20 Acres

General Location(s): The wetlands is an isolated pocket located in the southwest corner of the application site.

Quality/Functional Value: The wetlands have a low functional value for water filtration attenuation and flood water storage capacity due to its isolation, size and/or the lowering of the hydro-period due to nearby site grading or drainage/retention improvements. In addition, the wetland has no clear or significant impact on the City's waterways.

Soil Types/
Characteristics: (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 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.

Wetland Category: Category III

Consistency of Permitted Uses: Category III Wetlands: Uses permitted subject to the limitations of CCME Policy 4.1.6 shown below – conservation uses permitted.

Environmental Resource Permit (ERP): Environmental Resource Permit #196775-1 issued on 2/11/2024.

Wetlands Impact: 1.03 acres of this wetland is to be filled from development.

Associated Impacts: None

CCME Policy 4.1.6

The permitted uses within Category III wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs)

1. Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:
 - a. Silvicultural uses, provided the following standards are met:

Best Management Practices: Silviculture
Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.
 - b. Agricultural uses, provided the following standards are met:

Best Management Practices: Agriculture
Such activities are to be in compliance with Chapter 40C-44, F.A.C.

2. Any use that can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(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.

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code except that no guest parking spaces will be required for townhomes with 2-car garages or 1-car garages for townhomes with two units within the building with enough paved driveway space to allow for another parking spot.

(11) Sidewalks, trails, and bikeways

Sidewalks shall be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

The following are comments received by the Transportation Division of the Planning and Development Department:

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.

SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on **September 11, 2024** to the Planning and Development Department, that the Notice of Public Hearing signs **were** posted.



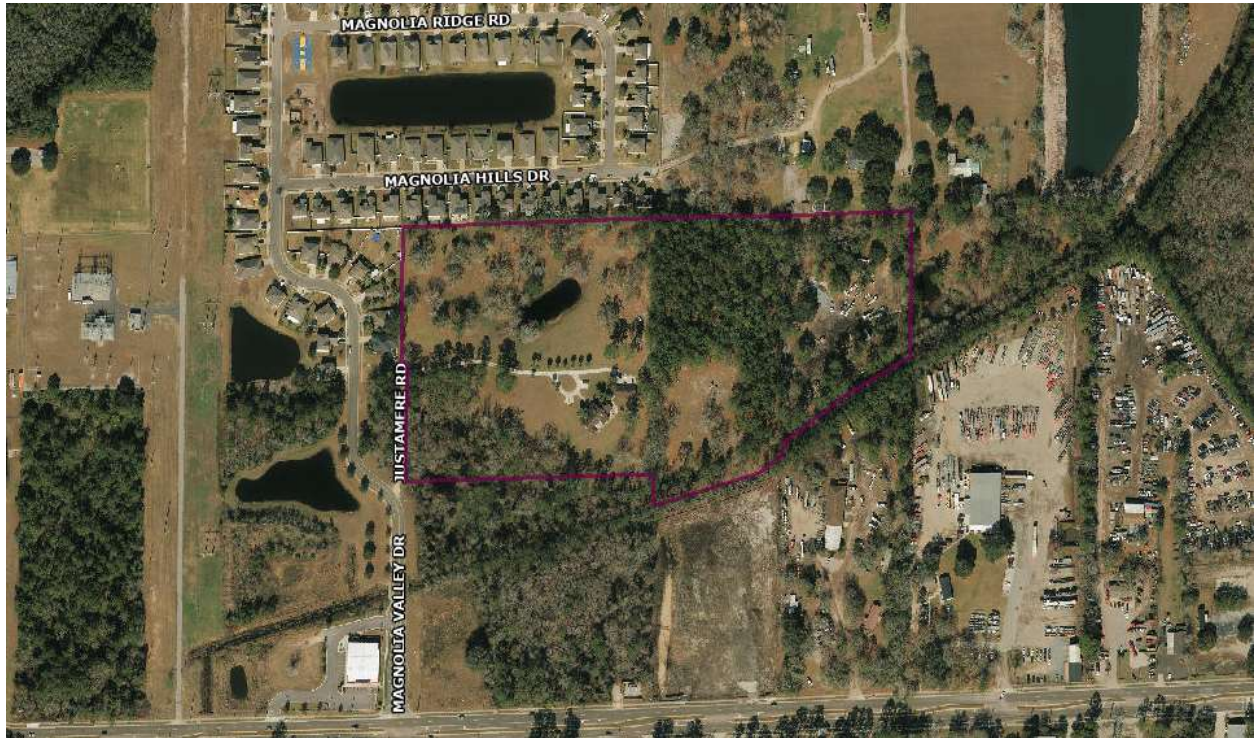
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0680** be **APPROVED with the following exhibits:**

1. The original legal description dated June 26, 2024
2. The original written description dated July 29, 2024
3. The original site plan dated December 2023

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0680** be **APPROVED WITH CONDITIONS:**

1. A site work permit shall be submitted to the Development Services Division prior to site excavations, including for lakes, ponds, and stormwater retention.
2. A site work permit shall be required prior to any clearing of protected trees on site.



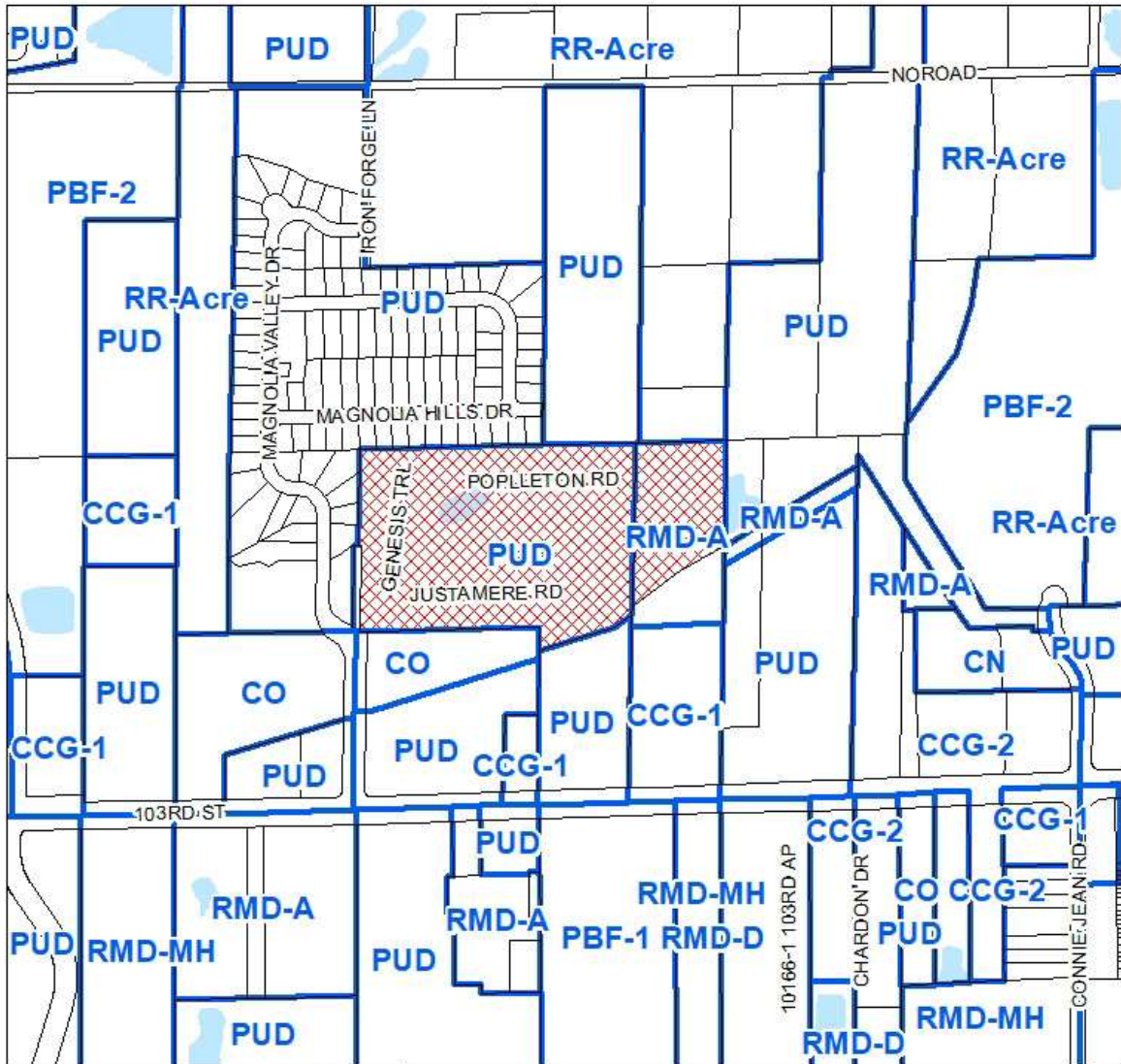
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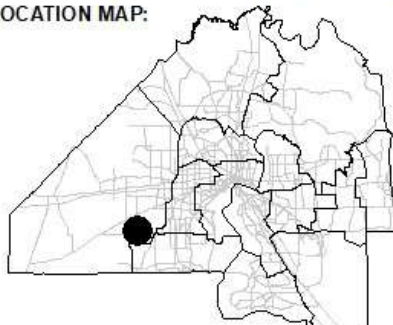
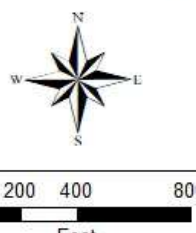
Aerial view of the subject property, facing north.



Source: Planning & Development Department, 9/11/2024

View of the subject property from Magnolia Valley Drive.



<p>REQUEST SOUGHT:</p> <p>FROM: RMD-A & PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER</p> <p>ORD-2024-0680</p>	<p>TRACKING NUMBER</p> <p>T-2024-5665</p>	<p>COUNCIL DISTRICT:</p> <p>12</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>