

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0061 TO
PLANNED UNIT DEVELOPMENT

FEBRUARY 20, 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 **2025-0061** to Planned Unit Development.

Location: 0, 12511, 12515, 12523, and 12529 Aladdin Road, 0 Julington Creek Road, between Mediterranean Court and Oldfield Trail

Real Estate Number(s): 158204-1000; 158204-0000; 158204-0030; 158198-0020; 158195-0000; 158194-0040

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

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: District 3 – Southeast

Council District: District 6

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Linda Powell
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Jacksonville, Florida 32223

Kara Rock
12523 Aladdin Road
Jacksonville, Florida 32223

Nashea Powell
12523 Aladdin Road
Jacksonville, Florida 32223

Staff Recommendation:

APPROVE with CONDITIONS

GENERAL INFORMATION

Application for Planned Unit Development 2025-0061 seeks to rezone approximately 29.40± acres of land from Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for the development of a single-family subdivision with up to 62 dwellings. The subject site is currently developed with 5 single-family dwellings.

The proposed PUD differs from the standard Zoning Code by providing a specific site plan with site specific access requirements. The proposed PUD also requires larger than normal lot sizes for Parcel A compared to the normal code. The standard lot size for RLD-80 is 80 foot wide lot is 8,800 square feet but the PUD requires 9,600 square feet for the 80 foot wide lots.

The Development is also seeking a rezoning for the existing wetlands that abut the property. Ordinance **2025-0062** seeks to rezone the wetland portion from RR-Acre to CSV.

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 29.40-acre subject property is on the east side of Aladdin Road, a collector roadway. The property is located within the Low Density Residential (LDR) land use category within the Suburban Development Area, in Council District 6 and Planning District 3 (Southeast).

Low Density Residential (LDR) is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. Mixed use developments utilizing the Traditional Neighborhood Development (TND) concept, which is predominantly residential but includes a broad mixture of secondary recreational, commercial, public facilities and services may also be permitted. New residential subdivisions in LDR should be designed in such a way as to reduce the number of Vehicles Miles Traveled, and cul-de-sacs should be avoided.

The maximum gross density for LDR in the Urban and Suburban Areas shall be 7 units/acre when centralized potable water and wastewater services are available to the site and there shall be no minimum density; except as provided herein.

- The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available.
- The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.

The proposed land use is consistent with the requirements of the 2045 Comprehensive Plan and is served by JEA for water and sewer services.

All permitted and permissible uses with the PUD written description are consistent with the LDR land use category. Per the PUD written description, the maximum gross density of the development shall not exceed 2.3 DU/acre.

While the parcel itself is within wetlands, the Adaptation Action Area (AAA), and the Coastal High Hazard Area (CHHA), the portion of the parcel subject to the PUD rezoning does not include these features. Ordinance 2025-0062 seeks to rezone these sensitive areas from RR-Acre to Conservation (CSV).

(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:

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

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

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.

(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 categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). 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 up to 62 single family dwellings. 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:

- Traffic and pedestrian circulation patterns: The site plan shows one point of ingress/egress street frontage along Aladdin Road. The single access roadway becomes a looped road with one internal circle area.
- The use and variety of building sizes: The PUD does not require building types, sizes, or design. It is anticipated that each home will be built to different specifications.
- The use of existing and proposed landscaping: The site plan shows a 50 foot vegetated buffer near the entrance way with an additional 9 foot natural buffer. Additionally, there will be a 25 foot upland buffer along the eastern portion of the site to buffer from the existing creek.

(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 uses: The proposed development is located east of Alladin Roadway in the Mandarin area. The properties surrounding the site are single-family dwellings with various lot sizes. Just north of the subject site is the Cross Creek PUD which was approved for 80 foot wide lots, and nearby the Blair Estates were zone RLD-80 in a 2019 Rezoning Ordinance.
- 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 Dwellings
South	LDR	AGR/RR-Acre	Single Family Dwellings
East	LDR	RR-Acre	Single Family Dwellings
West	LDR	RR-Acre	Single Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the Low Density Residential (LDR) functional land use category for commercial uses. The PUD is appropriate at this location because it will offer a variety of retail, office, and commercial uses for the area.

- 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 PUD allows for Single Family Dwellings only. The lot sizes vary from Parcel A and Parcel B on the site plan. Parcel A will have a minimum of 80 feet of lot width and 9,600 square feet of lot area. Parcel B will require 100 feet of lot width and 10,000 square feet of lot area.
- The availability and location of utility services and public facilities and services: The development will be served by JEA water and sewer.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed development has ingress and egress points along Alladin Road. **The Transportation Planning Division and the City Traffic Engineer have reviewed the application and left the following comments:**

The subject site is approximately 29.40 acres and is located on Aladdin Road, a 2-lane collector roadway. Aladdin Road between Marbon Road and Julington Creek Road is currently operating at 17% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 17,920 (vpd) and average daily traffic of 3,100 vpd.

The applicant requests 62 single family homes (ITE Code 210) which could produce 585 daily trips.

- **The centerline of the proposed entry road shall align with the centerline of Urbano Way.**
- **Per the Written Description Section IV.L, “No pedestrian access will be required or provided to Parcel B.” If Parcel B is subdivided in the future with a new roadway, sidewalks will be required per COJ Code of Ordinances Chapter 654.133.**
- **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, Plate P-127.**

- If the entry road is a private road and gated, a public turnaround shall be provided prior to the gate
- If the entry road is a private road and gated a queuing analysis shall be provided showing that at the vehicles queuing at the gate will never extend to the through lane of Aladdin Road.

(7) Usable open spaces plazas, recreation areas.

Open space and recreation will comply with the requirements of the 2045 Comprehensive Plan and the Jacksonville Zoning Code.

(8) Impact on wetlands

The proposed development is not anticipated to impact any wetlands. If work is to be done within any wetland area it will be required to comply with any and all Local, State, and Federal regulations.

(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 provide parking in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

Sidewalks will be provided as required by the 2045 Comprehensive Plan and Subdivision Regulations for Parcel A. Parcel B is not planned to be developed at this time so no sidewalks are provided on that site during the development. If any development were to occur on Parcel B in the future sidewalks will be required.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on **February 11, 2024**, the required Notice of Public Hearing sign was posted.



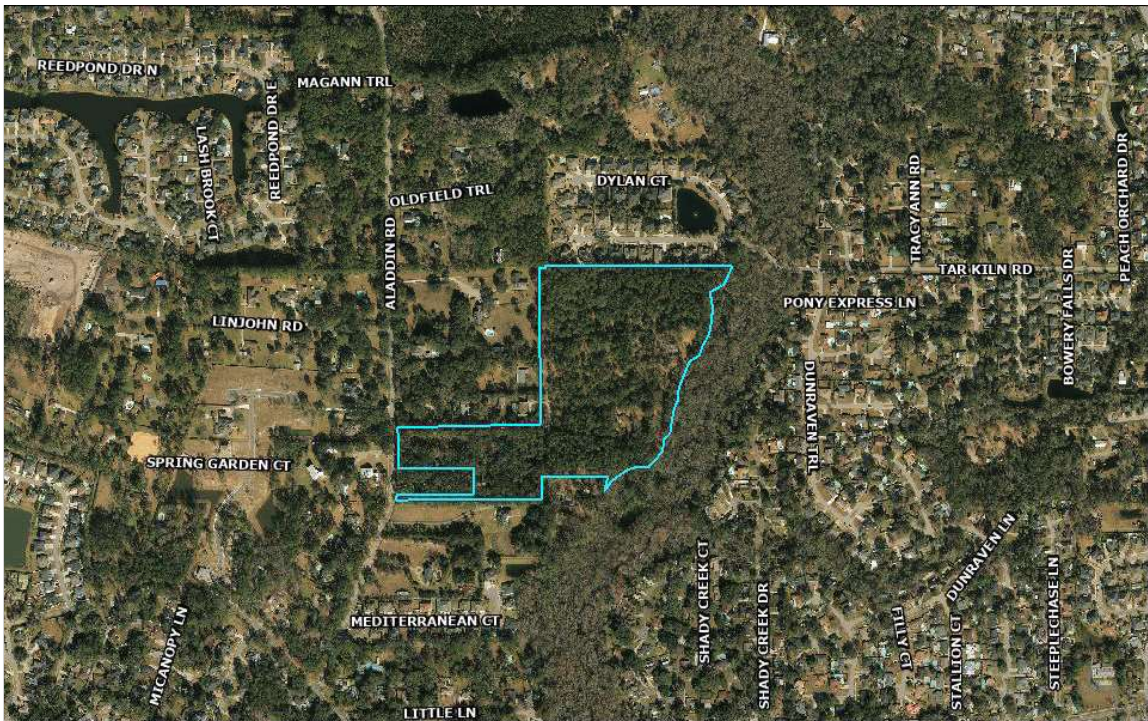
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2025-0061** be **APPROVED with the following exhibits:**

1. The original legal description dated September 26, 2024.
2. The original written description dated December 20, 2024.
3. The original site plan dated December 20, 2024.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2025-0061** be **APPROVED with the following CONDITIONS:**

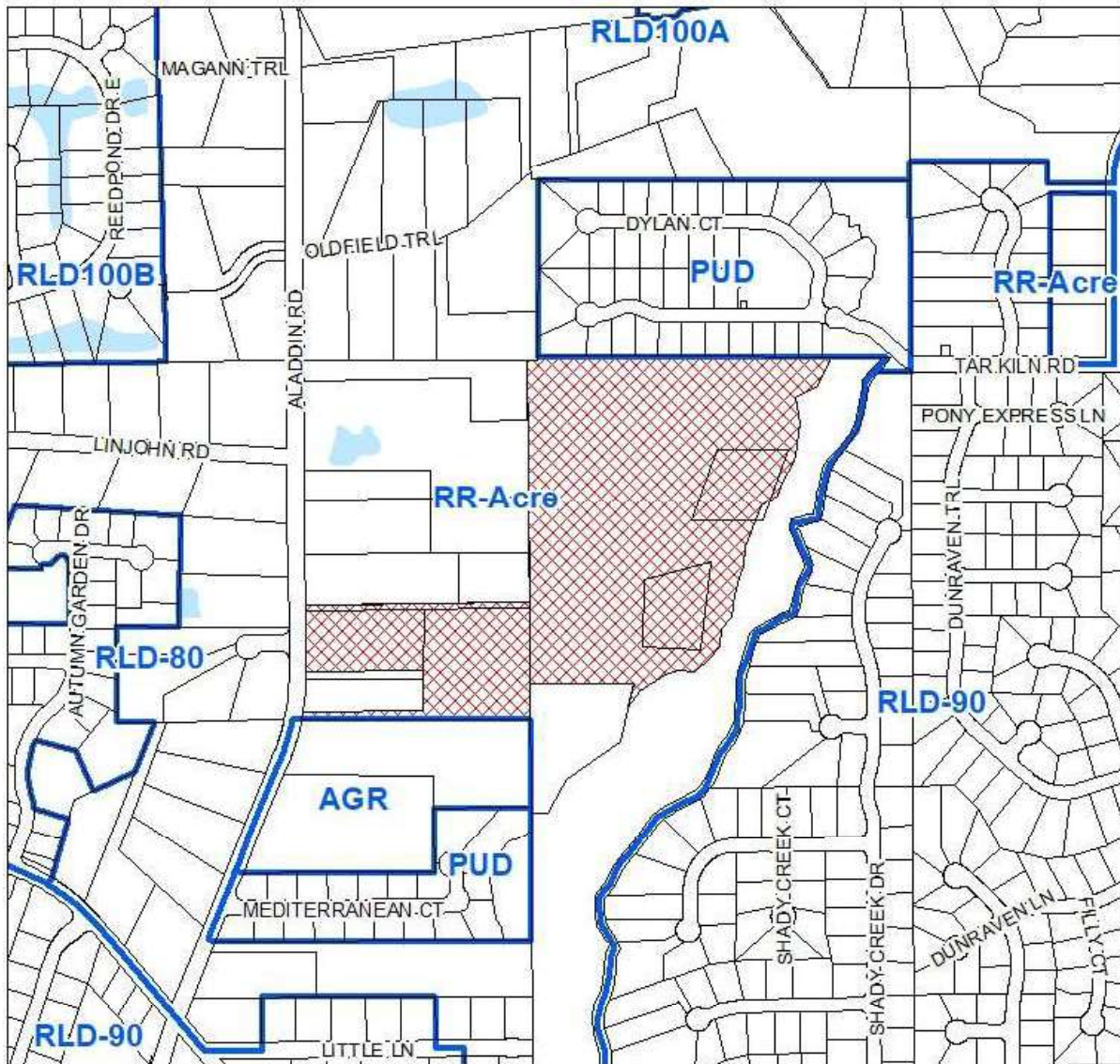
- 1.) **The centerline of the proposed entry road shall align with the centerline of Urbano Way.**
- 2.) **Per the Written Description Section IV.L, “No pedestrian access will be required or provided to Parcel B.” If Parcel B is subdivided in the future with a new roadway, sidewalks will be required per COJ Code of Ordinances Chapter 654.133.**
- 3.) **If the entry road is a private road and gated, a public turnaround shall be provided prior to the gate**
- 4.) **If the entry road is a private road and gated a queueing analysis shall be provided showing that at the vehicles queueing at the gate will never extend to the through lane of Aladdin Road.**

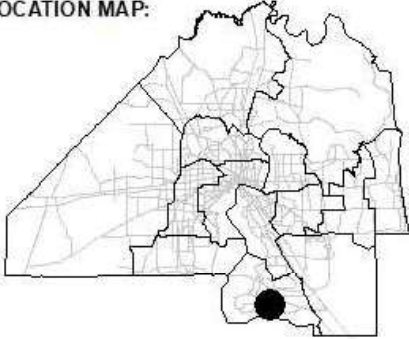



Aerial View



View of the Entry Road of the Properties from Aladdin Road.



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 200 400 800</p> <p>Feet</p> <p>COUNCIL DISTRICT:</p> <p>6</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2025-0061</p>	<p>TRACKING NUMBER</p> <p>T-2024-5882</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Legal Map