



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

August 21, 2025

The Honorable Kevin Carrico
The Honorable Joe Carlucci, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2025-0484 Application for: Seaton Creek Reserve East PUD

Dear Honorable Council President Carrico, Honorable Council Member and LUZ Chairperson Carlucci 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 Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated June 6, 2025.
2. The Original Written Description dated June 6, 2025.
3. The Original Site Plan dated June 2, 2025.

Planning Commission Commentary: There were no speakers in opposition and little discussion amongst the commissioners.

Planning Commission Vote: **7-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Absent
Lamonte Carter	Aye
Amy Fu	Aye

Charles Garrison	Aye
Ali Marar	Aye
Dorothy Gillette	Aye

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Erin L. Abney', with a stylized, flowing script.

Erin L. Abney, MPA

Chief, Current Planning Division
Planning Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0484 TO
PLANNED UNIT DEVELOPMENT

AUGUST 21, 2025

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2025-0484** to Planned Unit Development.

<i>Location:</i>	0 Butch Baine Drive West of I-95 & North of Pecan Park Rd
<i>Real Estate Number(s):</i>	019569-0000, 106123-0000 & 108113-0100
<i>Current Zoning District(s):</i>	Agriculture (AGR)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Agriculture (AGR)
<i>Proposed Land Use Category:</i>	Low Density Residential (LDR) Conservation (CSV)
<i>Planning District:</i>	North, District 6
<i>Council District:</i>	District-8
<i>Applicant/Agent:</i>	Hayden Phillips, Esq. Rogers Towers, P.A. 1301 Riverplace Blvd, Suite 1500 Jacksonville, Florida 32207
<i>Owner:</i>	Bacardi Bottling Corporation 12200 North Main Street Jacksonville, Florida 32218
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Planned Unit Development **2025-0484** seeks to rezone approximately 344.60 acres of land from Agriculture (AGR) to PUD. The rezoning to PUD is being sought to develop the property with a maximum of 650 residential units allow a mixture of single-family homes, single family attached homes containing two units in each building (“paired villas”), and townhomes. The PUD differs from the normal code by allowing a wider variety of housing types and lot sizes while providing for site-specific and substantial buffering and landscaping requirements in addition to that required by the Zoning Code.

There is a companion Application for Large-Scale Land Use Amendment to the Future Land Use Map Series of the 2045 Comprehensive Plan, Ordinance 2025-0483 (Application L-6018-25A) requesting to change the functional land use category of the subject property from Agriculture (AGR) to Low Density Residential (LDR) and Conservation (CSV).

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning 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 approximately 344.6-acre subject site consists of three (3) parcels and is located on the west side of I-95, between Pecan Park Road and Thomas Creek. The site is currently undeveloped, and while it is currently within the Rural Area, it is surrounded on three (3) sides by land within the Suburban Development Area. Concurrent with the request for a land use amendment and zoning change, the applicant also seeks to extend the Suburban Development Area boundary to include the subject site. Additionally, the site is located within the North Planning District (District 6) and Council District 8. The site is currently accessed by Butch Baine Drive, which is an unclassified road, approximately 3/4-mile north of Pecan Park Road, which is classified as a collector road according to the City’s Functional Highway Classifications Map.

There is a companion land use application that seeks to change the land use from AGR, in the Rural Area, to LDR and CSV, in the Suburban Area, pending concurrently with this rezoning application, pursuant to Ordinance 2025-483.

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. Plan amendment requests for new LDR designations are preferred in locations which are supplied with full urban services. The maximum gross density in the Suburban Area shall be seven (7) units per acre when centralized

potable water and wastewater services are available to the site and there shall be no minimum density. However, the maximum gross density shall be two (2) units per 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 four (4) units per 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.

Conservation (CSV) is a category that consists of areas with valuable environmental resources, such as sensitive vegetation, high value habitat, wetlands, high aquifer recharge potential, carbon sinks and unique coastal areas. Some resource systems are highly sensitive and easily destroyed by indiscriminate human activity. These will be protected through public or private nonprofit ownership and management over time.

The proposed uses and density of development within the PUD, which has a maximum gross density not to exceed 2.1 units per acre, is consistent with the LDR Land Use Category (allows for 7 dwelling units per acre) of the 2045 Comprehensive Plan, subject to the approval of the companion land use amendment, pursuant to Ordinance 2025-483.

(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.

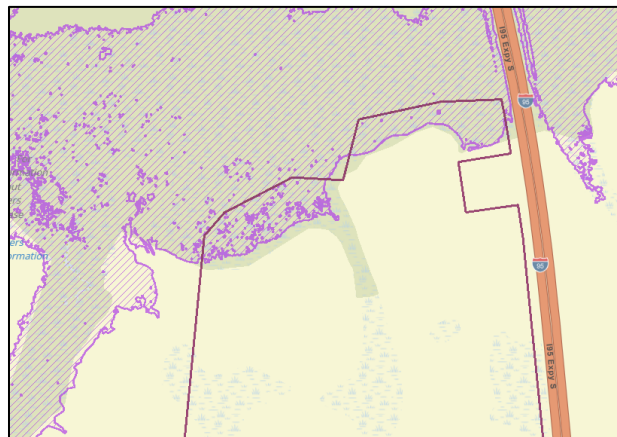
Policy 1.1.9 Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for residents. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the

Development Areas and the Plan Category Descriptions of the Operative Provisions of the Comprehensive Plan and Land Development Regulations.

Coastal High Hazard Area (CHHA)

According to the City's GIS 2021 CHHA Map, approximately 19.0 acres of the northern portion of the subject site is located within a Coastal High Hazard Area (CHHA), as defined by Sections 163.3178(2)(h) and 163.3164(1), Florida Statutes. The applicant is requesting that this area be designated as Conservation (CSV) land use. The Coastal High Hazard Area (CHHA) is the area below the elevation of the Category 1 storm surge line as established by the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model established by the most current Northeast Florida Hurricane Evacuation Study. It is shown on the Coastal High Hazard Areas (CHHA) and Hurricane Evacuation Zones Map.



Adaptation Action Area (AAA)

Approximately 87.40 acres located in the northern portion of the amendment site is within the AAA. The AAA boundary is a designation in the City's 2045 Comprehensive Plan which identifies areas that experience coastal flooding due to extreme high tides and storm surge, and that is vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning. The AAA is defined as those areas within the projected limit of the Category 3 storm surge zone, those connected areas of the 100-year and 500-year Flood Zone, and additional areas determined through detailed flood analysis. The applicant is encouraged to consider site design measures, such as clustering development away from the AAA, to protect development from the impacts of flooding.

Flood Zones

Approximately 37.40 acres of the northern portion of the subject site is within the AE Flood Zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100 years. There is a 1-percent chance that a storm of this magnitude will occur in any given year. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

AE Flood Zones are areas within the 100-year floodplain or SFHA where flood insurance is mandatory. This flood zone is associated with the upper reach of Little Trout River.



(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 categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR) and Conservation (CSV). The Planning Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (A) and (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 request permits the development 650 residential units allow a mixture of single-family homes, single family attached homes containing two units in each building ("paired villas"), and townhomes. 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 proposed 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:** Active recreation for the residential uses within the PUD will be provided pursuant to Policy 2.2.3 of the Recreation and Open Space Element of the 2045 Comprehensive Plan and Section 656.420(a) of the Zoning Code. Pursuant to the Comprehensive Plan and Zoning Code, approximately 6.5 acres of active recreation (1 acre per 100 lots) is required, assuming a maximum of 650 residential units are developed on the Property, which is in addition to approximately 31.7 acres of the Property designated as conservation. This fulfilled active recreation requirement is also in addition to the 23 acres of Donated Lands that can be added to Seaton Creek Historic Reserve.
- **The use of existing and proposed landscaping:** Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations) with the following additional provisions:
 - Along the western boundary of the PUD, where the Property abuts Seaton Creek Historic Preserve (north of the entrance drive), there shall remain a Natural Buffer, as defined in Section 656.1222 of the Zoning Code, with a minimum width of twenty-five (25) feet located between any new residential uses and the abutting property boundary.
 - 2. Along the western boundary of the PUD, where the Property does not abut Seaton Creek Historic Preserve (south of the entrance drive), there shall remain a Natural Buffer, as defined in Section 656.1222 of the Zoning Code, with a minimum width of fifty (50) feet located between any new residential uses and the abutting property boundary.
 - 3. Along the southern boundary of the PUD, where the Property abuts the existing Bainebridge neighborhood, there shall remain a Natural Buffer, as defined in Section 656.1222 of the Zoning Code, with a minimum width of twenty-five (25) feet located between any new residential uses and the abutting property boundary.
- **The use and variety of building groupings:** The site plan shows development separated into different pods labeled Residential A and Residential B which allow for either single family dwellings or townhomes/paired villas.
- **Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced via Seaton Creek Drive through the

adjacent Seaton Creek neighborhood, which will lead to Gold Star Family Parkway (previously named Arnold Road), as shown on the Site Plan and on the detailed Access Plan attached to this PUD written description as Exhibit “B” (the “Access Plan”). In no event shall traffic from the Seaton Creek neighborhood or the proposed new development in this PUD be permitted to access Butch Baine Drive. The existing Butch Baine Drive right of way terminates at the intersection of Butch Baine Drive and Butch Baine Drive East. The public currently has and will continue to have pedestrian access to Seaton Creek Historic Preserve via the City-owned drive at the northern termination of Butch Baine Drive right of way, approximately 375 feet south of the proposed new east to west access drive shown on the Site Plan and Access Plan.

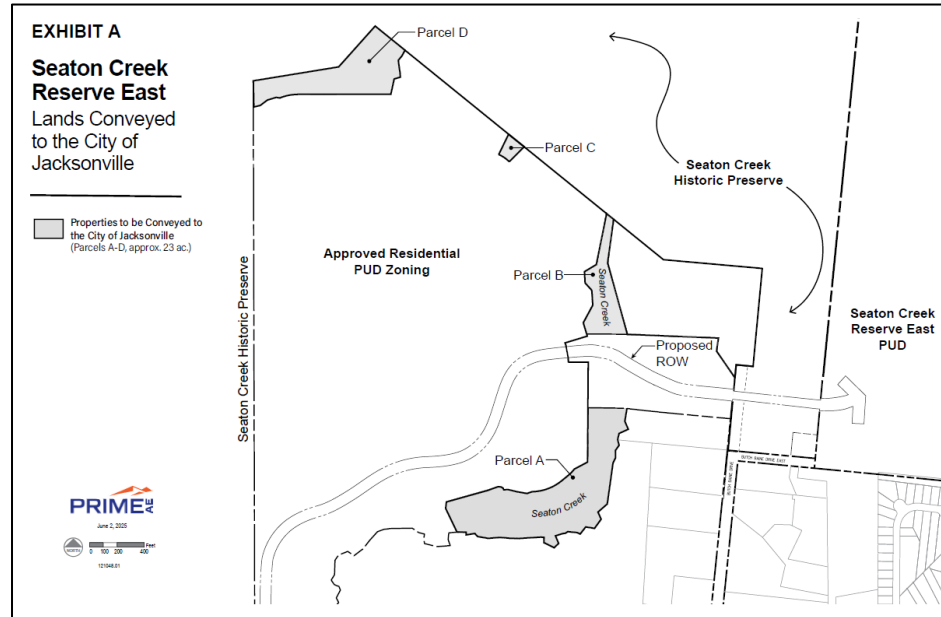
Application was forwarded and review by Traffic Reviewer with Development Services and Transportation Division and issued the following comments:

- Upon review of the referenced application, and based on the information provided to date, the Development Services Division has no comments concerning Traffic. The Proposed PUD, at it has been presented, is acceptable.

The subject site is approximately 344.6 acres and is located west of Interstate 95 (I-95) Expy S, an FDOT facility, and north of Pecan Park Road, a collector roadway. I-95 Expy S between Bridge 720237 and Pecan Park Road is currently operating at 80% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 108,900 (vpd) and average daily traffic of 87,000 vpd. Pecan Park Road between International Airport Boulevard and I-95 Expy S is currently operating at 39% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 14,200 vpd.

The applicant requests 650 dwelling units (ITE Code 215) which could produce 4,680 daily trips.

- **Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands:** The Development in efforts with the Parks Department in order to reach a net positive public benefit for the adjacent Seaton Creek Historic Preserve will donate 23 acres of land to be conveyed to the City of Jacksonville which includes property abutting Seaton Creek and 0.5 acres adjacent to an already-approved subdivision to allow public access to an otherwise isolated mid-section of the Seaton Creek Historic Preserve.



(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning Department finds that external compatibility is achieved by the following:

- **The type, number and location of surrounding external uses:** Subject property is located north of Pecan Park Road and West of I-95. Immediately to the south of the Property is a subdivision known as Bainebridge, approved pursuant to PUD Ordinance 2003-1218-E, which permits up to 527 single family residential homes with a mixture of 50- and 60-foot-wide lots. The Seaton Creek neighborhood located to southwest of the Property, approved pursuant to PUD Ordinances 2007-0386-E (as modified by MM-2020-13) and 2021-0523-E, permits a total of 800 single family residential homes with a mixture of 50- and 60-foot-wide lots.
- **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	AGR	AGR	Conservation Property
South	LDR	PUD	Single Family Subdivision
East	MU	PUD	I-95 & Mixed Use Development
West	MU/AGR	PUD/AGR	Single Family Subdivision/ Seaton Creek Preserve

(6) Intensity of Development

The proposed development is consistent with the Low Density Residential (LDR) functional land use category for the proposed uses. The PUD is appropriate at this location because it is consistent with the surrounding uses.

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

Essential services including gas, telephone, water, sewer, cable, and electricity as required to serve the PUD shall be permitted on the site. Water, sanitary sewer, and electricity will be provided by JEA.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

Access to the site will only be provided by Butch Blaine Drive. Should a future connection be proposed from I-95, the applicant will need to reach out to the FDOT Permits Office. In a memo dated July 29, 2025 from the Florida Department of Transportation: FDOT has programmed capacity improvements in the vicinity of the project site. I-95 (SR9) from Owens Rd to Nassau C/L resurfacing, scheduled for completion in 2029 (FPID #: 213209-2). I-95 (SR9) over Nassau River Bridges #720218 & #720336, scheduled for completion in 2026 (FPID #: 439201-1). SR5 (US17) from North of Broward River to the Nassau C/L resurfacing, scheduled for completion in 2026 (FPID #: 209573-3).

Table 2 shows the maximum level of service and peak hour volume for SR 202 according to FDOT's Florida State Highway System Level of Service Report, dated April 2025.

Table 2

County	Road	Segment ID	FDOT LOS Standard	Maximum Service Volume	2023 Peak Hour Volume	2023 Peak LOS	2029 Peak Hour Volume	2029 Peak LOS
Duval	I-95 / SR-9	21,265	C	8,490	8,610	D	9,148	D

School Capacity:

Based on the Development Standards for impact assessment, the 344.6± acre proposed PUD rezoning has a development potential of 650 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 2025-0484**

Development Potential: 650 Residential Units

School Type	CSA	2024-25 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats CSA	Available Seats Adjacent CSA 1,2,3,7 & 8
Elementary	1	10,189	62%	78	67%	2,220	2,331
Middle	1	6,288	70%	26	76%	1,190	1,120
High	7	2,103	95%	46	92%	313	1,289
Total New Students				150			

Total Student Generation Yield: 0.248

Elementary: 0.119

Middle: 0.050

High: 0.078

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.

Application Review Request: COJ PDD: Baseline Checklist Review						
Proposed Name: 2025-0484 Seaton Creek Reserve East PUD						
Requested By: Erin L. Abney						
Reviewed By: Levonne Griggs						
Due: 8/1/2025						
Analysis based on maximum dwelling units: 650						
SCHOOL ¹	CSA	STUDENTS GENERATED (Rounded) ³	SCHOOL CAPACITY ² (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2024/25)	% OCCUPIED	4 YEAR PROJECTION
Biscayne ES#269	1	78	667	814	122%	100%
Highlands MS#244	1	26	1148	664	58%	68%
First Coast HS#265	7	46	2207	2103	95%	91%
		150				

NOTES:

¹ Attendance school may not be in proposed development's Concurrency Service Area (CSA)

² Does not include ESE & room exclusions

³ Student Distribution Rate

ES-.120

MS-.041

HS-.072

0.233

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 (103,363) by the number of total permitted housing units (443,232) for the same year, generating a yield of 0.233.

(7) Usable open spaces plazas, recreation areas.

Active recreation for the residential uses within the PUD will be provided pursuant to Policy 2.2.3 of the Recreation and Open Space Element of the 2045 Comprehensive Plan and Section 656.420(a) of the Zoning Code. Pursuant to the Comprehensive Plan and Zoning Code, approximately 6.5 acres of active recreation (1 acre per 100 lots) is required, assuming a maximum of 650 residential units are developed on the Property, which is in addition to approximately 31.7 acres of the Property designated as conservation. This fulfilled active recreation requirement is also in addition to the 23 acres of Donated Lands that can be added to Seaton Creek Historic Reserve.

(8) Impact on wetlands

Review of City's GIS data and the Environmental Resource Permit issued by the St. Johns River Water Management District indicates the potential existence of wetlands on the subject site and as such, indicates the location, 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 is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 63.36 acres

General Location(s): The wetlands are located throughout the application site. Some wetlands are isolated wetland pockets, and some wetlands of the subject site are associated with a much larger wetland system located to the north adjacent to the Timucuan Ecological and Historic Preserve.

Quality/Functional Value: The wetlands located within the Coastal High Hazard Area have an extremely high functional value for water filtration attenuation and flood water capacity and is located in flood zones yet have an indirect impact on the City's waterways. According to the elevations and soils of the wetland's systems, once flooded the floodwaters do not drain back into Seaton Creek but instead dissipate by percolation into the high water table that is close to the soil surface.

The remaining wetlands of the application property are not within flood zones. The larger wetland systems have a high functional value for water filtration attenuation and stormwater capacity while the smaller isolated pocket wetlands would be considered to have a medium functional value for water filtration attenuation and flood water capacity due to their isolation and size. All these systems also have an indirect impact on the City's waterways

Soil Types/
Characteristics: (66) Surrency loamy fine sand, depressional – The Surrency series consists of nearly level, very poorly drained soils that occur in depressions. These soils formed in thick sandy and loamy marine sediments. The soil is moderately permeable moderately slowly permeable. Generally, the high water table is at or above the surface.

(67) Surrency loamy fine sand, frequently flooded. The Surrency series consists of nearly level, very poorly drained soils. These soils were formed in thick sandy and loamy marine sediments. The soil is moderately permeable moderately slowly permeable. In areas on flood plains, the high-water table generally is at or near the surface and the areas are subject to frequent flooding for brief periods.

(81) Stockade fine sands loam, depressional: The Stockade series consists of nearly level, very poorly drained soils and are formed in thick sandy and loamy marine sediments. They are located in depressions and are slow permeable sandy and loamy marine sediments. Generally, the high water table is generally at or above the soil surface for very long periods of time.

(82) Pelham Fine Sand. The Pelham series are nearly level poorly drained soils formed in thick deposits of sandy and loamy marine sediments. They are located on flats. The soil is moderately permeable and moderately slowly permeable. The water table is generally located at a depth of 12 inches.

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):

Not provided by the applicant and none exists according to the St. Johns River Water Management District web site.

Wetlands Impact:

The Cypress wetlands (6.61 acres) and a portion of a larger wetland system (20.9 acres) that lie within the Coastal High Area are to be placed in the Conservation (CSV) land category where no impacts are expected from development. The remaining wetlands are isolated wetlands with no connection to the wetlands associated with the Timucuan Ecological and Historic Preserve located adjacent to

the north of the application site. No impacts to these wetland areas are proposed currently

Associated Impacts:

Some of the more valuable wetlands, approximately 16.0 acres, found along the northern portion of the application site that are proposed to be placed in the Conservation (CSV) land use category are associated with the AE Flood Zones, Coastal High Hazard Areas, and Adaptation Action Area.

Relevant Policies:

CCME Policies 4.1.3 and 4.1.6



(9) Listed species regulations

The applicant submitted a wildlife survey, dated March 17, 2022 (on file with the Planning Department) with the proposed land use amendment application. According to the report, an evaluation of wildlife habitat was based on a literature review of the soil units mapped on-site and 2017 aerial photographs of the property. If a USACE, SJRWMD, FDEP and/or local government permits are required for the project, USFWS and/or FWC may be notified and allowed to comment on listed species with the potential to occur on the subject property. During this comment period, additional information may be requested from the applicant to document whether the project proposes to impact any potentially occurring listed wildlife species. This request for additional information may take the form of informal correspondence or formal consultation. The species that are most likely to trigger a request for additional information will depend on the nature of the work being proposed.

The assessment determined that bald eagle and gopher tortoise habitat communities are located on-site. The assessment finds that a small population of gopher tortoises existing on the site and will need to be managed appropriately prior to land-clearing activities. With respect to the bald

eagle population, the assessment states that no proposed activity is scheduled to occur within 660 feet (distance related to FWS regulations) of an eagle nest and therefore no additional measures need to be addressed at this time.

(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 (Off-street Parking and Loading Regulations) (2025).

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

The applicant provided proof of posting on **July 28, 2025** to the Planning Department, that the Notice of Public Hearing signs **were** posted.



RECOMMENDATION

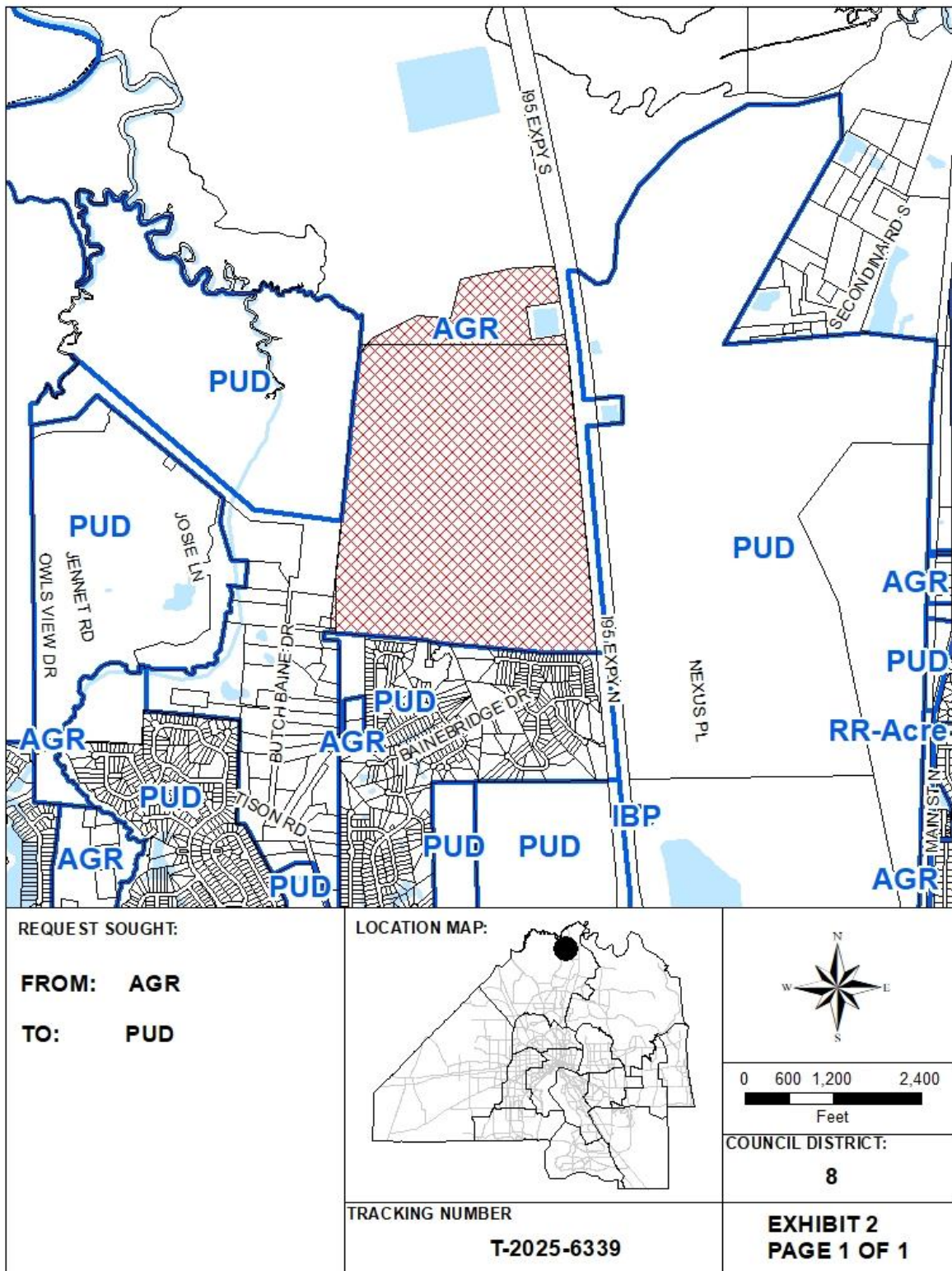
Based on the foregoing, it is the recommendation of the Planning Department that the Application for Rezoning **2025-0484** be **APPROVED** with the following exhibits:

1. The original legal description dated June 6, 2025.
2. The original written description dated June 6, 2025.
3. The original site plan dated June 2, 2025.

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0484** be **APPROVED**.



Aerial View



Legal Map