



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
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Jacksonville, FL 32202
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May 8, 2025

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.: 2025-0248 Application for: Edgewood 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**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated January 28, 2025
2. The Original Written Description dated March 17, 2025
3. The Original Site Plan dated January 28, 2025

Planning Commission Commentary: There were several speakers in opposition with concerns related to traffic at the intersection of Edgewood Avenue and Quincy Street. Additional concerns raised were related to parking and flooding within the immediate area. The commission felt this was an appropriate location for townhomes and had no concerns for the redevelopment of the site.

Planning Commission Vote: **6-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Absent

Lamonte Carter	Aye
Amy Fu	Absent
Charles Garrison	Aye
Julius Harden	Absent
Ali Marar	Aye
Dorothy Gillette	Aye

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

Sincerely,



Erin L. Abney, MPA

Chief, Current Planning Division
Planning & Development Department
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(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0248 TO
PLANNED UNIT DEVELOPMENT

MAY 8, 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 **2025-0248** to Planned Unit Development.

<i>Location:</i>	0 & 729 Edgewood Avenue South Between Quincy Street and Falmouth Street
<i>Real Estate Numbers:</i>	061879-0000; 061878-0000; 061881-0000; 061880-0000
<i>Current Zoning District:</i>	Commercial Community/General-1 (CCG-1)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Community/ General Commercial (CGC)
<i>Planning District:</i>	5 – Northwest
<i>Council District:</i>	District 7
<i>Applicant/Agent:</i>	Cyndy Trimmer, Esq. Driver, McAfee, Hawthorne, and Diebenow, PLLC 1 Independent Drive, Suite 1200 Jacksonville, Florida. 32202
<i>Owners:</i>	729 Edge, LLC 1505 Dennis Street Jacksonville, FL 32204
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Planned Unit Development **2025-0248** seeks to rezone approximately 1.02± acres of land from Commercial Community/General-1 (CCG-1) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for a master planned townhome development with a maximum of 25 units. Currently the CCG-1 district allows for multi-family/townhomes by exception, the PUD seeks to allow the use by right.

The difference between the proposed PUD and the standard Zoning Codes includes the front setback requirements which the PUD seeks to amend 656.414 to allow for 0 foot setbacks along Edgewood Avenue, to allow for driveway access in the rear of the property instead of along Edgewood Avenue. Side setbacks for the end units will only be 5 feet for end units which is smaller than the standard 10 feet. The landscape requirements of part 12 of the code will apply, except that uncomplimentary land use buffer shall only be required to be 5 feet in width. Additionally, dedicated guest parking and loading spaces are not required within the proposed development. The PUD allows existing CCG-1 Permitted uses.

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 property fronts Edgewood Avenue South in the Murray Hill Neighborhood. The applicant seeks to redevelop the property into townhomes with a rear private drive. The proposed use is complementary to the RMD-A zoning to the northeast as well as the multi-family and retail uses along the Edgewood Avenue corridor.

The 1.02 acre subject property is located at 729 Edgewood Avenue South, between Edgewood Avenue South and Meteor Street. The site is at the east side of intersection of Edgewood Avenue South (a collector road) and Quincy Street (a local roadway) / Hamilton Street. Quincy Street turns into Hamilton Street at the corner of Quincy Street and Edgewood Avenue South (Please see map at the end of this report). The site's frontage is on Edgewood Avenue and Quincy Street. The site is in the Community/General Commercial (CGC) land use category within the Urban Development Area. The site is in Council District 7 and Planning District 5 (Northwest). The applicant is proposing a rezoning from CCG-1 to PUD to allow for residential development.

According to the Category Descriptions of the Future Land Use Element (FLUE), Community / General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Community / General Commercial (CGC) in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential

use is encouraged to provide support for commercial and other uses.

The maximum gross density for CGC in the Urban Area shall be 40 units/acre and there shall be no minimum density; unless otherwise stated in the Comprehensive Plan. Single-use multi-family development is permitted when 50 percent or more of the contiguous CGC category land area within up to one quarter of a mile radius is developed for non-residential uses. However, In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services. A JEA Availability of Services Letter and a Binding Letter submitted with the PUD rezoning application indicate that the site will be served by JEA water and sewer.

The PUD and site plan both propose 19 residential units on Edgewood Avenue South. The PUD provides that the maximum density shall not exceed 25 units per acre.

All permitted and permissible uses in the PUD written description are consistent with the allowed uses, density and intensity requirements of the CGC land use category and the 2045 Comprehensive Plan.

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

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 (FLUE):

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 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:
 - a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - b. Each lot is a minimum of 1/2 acre unsubmerged property.
 - c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five (5) year period.

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 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): Community/ General Commercial (CGC). Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously 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 the subject parcels for a townhome development. 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 with specific reference to the following:

Traffic Situation: Access to the site will be by Quincy Avenue, with a right turn exit only driveway along Edgewood Avenue.

The treatment of pedestrian ways: Pursuant to the provisions outlined in Chapter 654 Code of Subdivision Regulations and the 2045 Comprehensive Plan, the proposed development will provide the required pedestrian ways.

The variety and design of dwelling types: The proposed site plan depicts 3 separate structures which in total will allow 19 units.

Compatible relationship between land uses in a mixed-use project: The proposed development on the site is depicted as residential only with all units within the proposed CGC Land Use Category. The written description also allow for general commercial uses on site which also would comply with the CGC Land Use Category.

(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 on the northern side of Edgewood Avenue, a collector roadway comprised mainly of commercial uses, with some residential properties. The properties to the north of the site are single family dwellings along Meteor Street, east of the subject site is a service garage structure, south of the subject site is a church, and west of the subject site is a warehouse/storage building.

Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	RMD-A	Single Family Dwellings
South	CGC	CCG-1	Church

East	CGC	CCG-1	Service Garage
West	CGC	CCG-1	Warehouse/Storage

(6) Intensity of Development

The proposed development is consistent with the proposed CGC functional land use categories.

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. According to submitted documents, services are available under Edgewood Avenue South.

School Capacity: The Duval County School Board has reviewed the proposed PUD and provided the following analysis regarding school availability and capacity:

**School Impact Analysis
PUD 2025-0248**

Development Potential: 19 Dwelling Units

School Type	CSA	2024-2025 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats	Available Seats - Adjacent CSA 2,7, & 8
Elementary	2	5,842	72%	2	69%	616	3,460
Middle	2	1,656	45%	0	66%	270	1,976
High	2	3,312	84%	1	82%	312	1,949
Total New Students				3			

Total Student Generation Yield: 0.233

Elementary: 0.120

Middle: 0.041

High: 0.072

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Edgewood Avenue South is a 4 Lane Collector Roadway, with access routes to Interstate 10 to the North and US 17 to the south.

Transportation Planning Division Comments are as follows:

The subject site is approximately 1.02 acres and is located south of the intersection between Quincy Street, a local roadway, and Edgewood Avenue S, a collector road. Edgewood Ave S between

Cassat Avenue and Post Street is currently operating at 16% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 40,800 (vpd) and average daily traffic of 6,486 vpd.

The applicant requests 19 townhomes (ITE Code 220) which could produce 128 daily trips.

The applicant has requested deviation from the parking code. Off-street parking shall comply with all provisions in Sec. 656.604.

(7) Usable open spaces plazas, and recreation areas.

Active recreation on the property will be provided pursuant to the Recreation and Open Space Element of the 2045 Comprehensive Plan and Section 656.420 of the Zoning Code.

(8) Impact on wetlands

Any development which would impact wetlands will be permitted in accordance with local, state, and federal requirements.

(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.

Parking for townhomes shall be provided at a minimum ratio of two (2) spaces per unit. Guest parking is not required but may be provided. Separately designated loading spaces are not required for townhomes or multifamily development. All other uses shall provide parking pursuant to Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTARY INFORMATION

The applicant submitted a completed sign posting affidavit on April 4, 2025. The Notice of Public Hearing signs **were** posted.

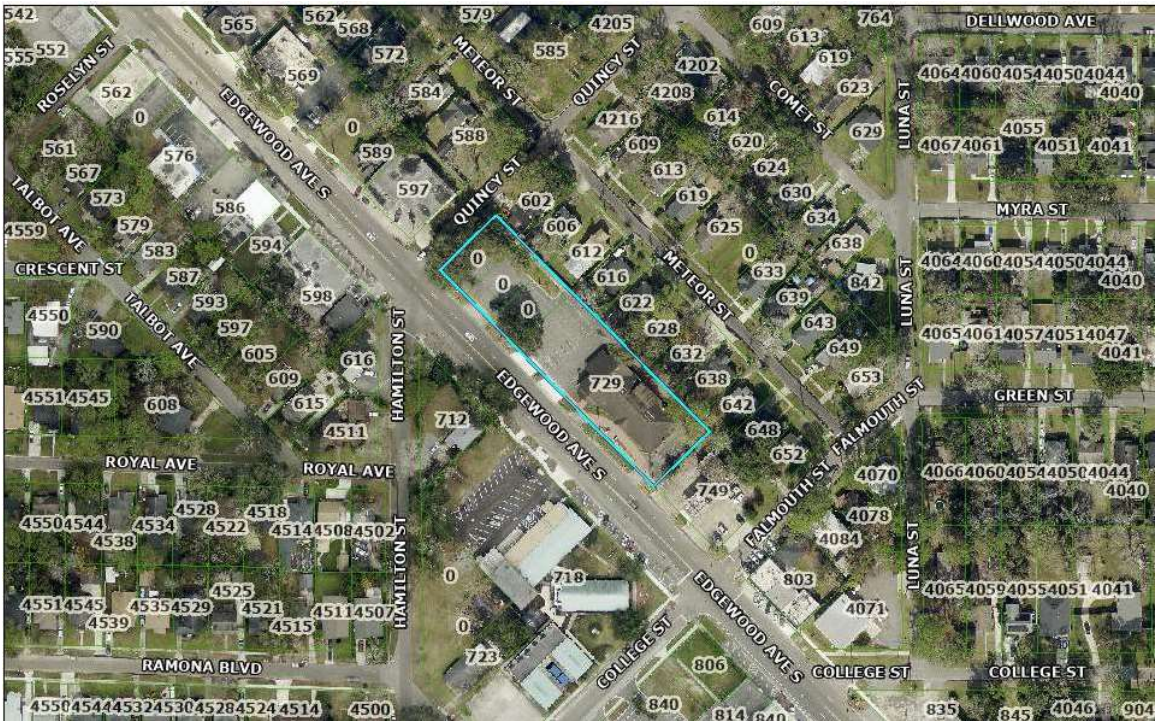


RECOMMENDATION

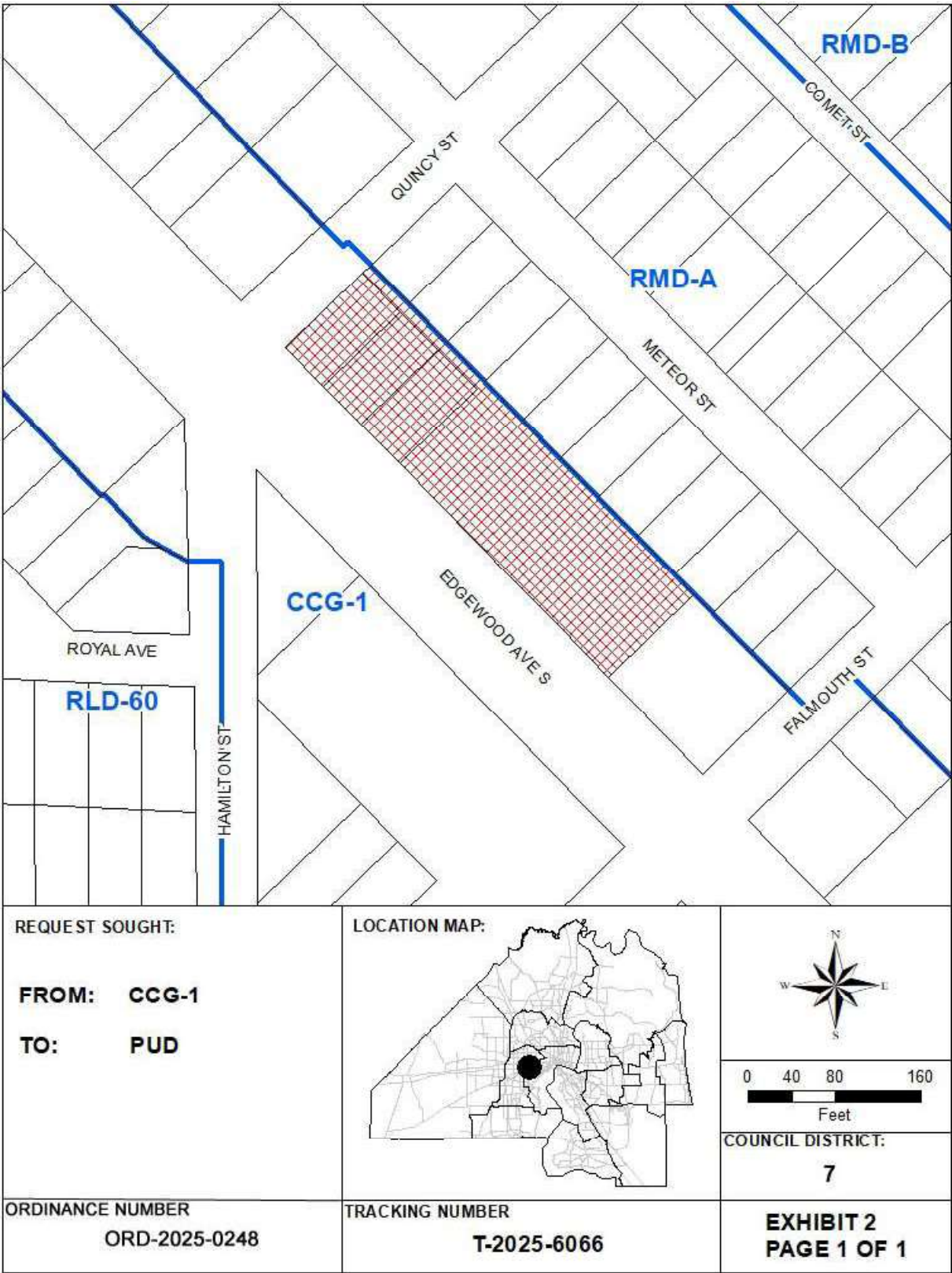
Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0248** be **APPROVED with the following exhibits:**

1. The original legal description dated January 28, 2025.
2. The original written description dated March 17, 2025.
3. The original site plan dated January 28, 2025.

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0248** be **APPROVED.**



Aerial Photo



Legal Map