

# City of Jacksonville, Florida

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*Donna Deegan, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

October 5, 2023

The Honorable Ronald B. Salem, Pharm. D., President  
The Honorable Kevin Carrico, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**

**Ordinance No.: 2023-541**

**Application for: Tierra Chase PUD**

Dear Honorable Council President Salem, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

- 1. The original legal description dated July 6, 2023.**
- 2. The original written description dated June 26, 2023.**
- 3. The original site plan dated February 10, 2021.**

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

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: **7-0**

Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Absent
Marshall Adkison	Aye
Daniel Blanchard	Aye

Charles Garrison	Aye
David Hacker	Aye
Jack Meeks	Aye
Morgan Roberts	Aye

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

Sincerely,



Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
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Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2023-541 TO**  
**PLANNED UNIT DEVELOPMENT**

**SEPTEMBER 21, 2023**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2023-541** to Planned Unit Development.

***Location:*** 12471, 12465, 12459, 12453, 12447, 12441, & 0  
Tierra Chase Way. South side of Mount Pleasant  
Road between Gately Road and the Intercostal  
Waterway

***Real Estate Number(s):*** 160903-0215, 160903-0150, 160903-0220,  
160903-0225, 160903-0230, 160903-0235, &  
160903-0240

***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:*** Greater Arlington/Beaches, District 2

***Applicant/Agent:*** Brian Small  
Bird Dog  
3948 3<sup>rd</sup> Street South, Suite#116  
Jacksonville Florida 32250

***Owner:*** Century Communities of Florida, LLC  
8390 East Crescent Parkway Suite# 650  
Greenwood Village, CO 80111

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Planned Unit Development 2023-541 seeks to rezone approximately 3.13 acres of land from Residential Rural Acre (RR-Acre) to PUD. The rezoning to PUD is being sought to incorporate portions of platted parcels into the existing Tierra Chase PUD (2015-0414). The

parcels are currently vacant and were originally meant to be incorporated into the surrounding Tierra Chase PUD, however, were left out due to an error in the original legal description for Tierra Chase. There will be no increase in the number of allowed dwellings originally permitted in the Tierra Chase PUD, and approved in Civil Plans review. This PUD is simply incorporating split zoned parcels into the original PUD.

### **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 will be located in a Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2045 Comprehensive Plan. The LDR land use category is generally defined as a category that provides for low density residential development. Single-family detached housing should be the predominate development typology in this category. Density, location and mix of uses shall be pursuant to the Development Areas as set forth in the 2045 Comprehensive Plan.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

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

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

#### **Future Land Use Element:**

**Policy 1.1.12** Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

**Objective 1.6** The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas

that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

**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.

**The proposed rezoning has been identified as being related to the following issues identified in the 2045 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:**

**Airport Environment Zone**

The site is located within the 150-foot Height and Hazard Zone for the Mayport Naval Air Station. Zoning will limit development to a maximum height of 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).

**Archaeological Sensitivity**

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

**Wonderwood Corridor Study**

The subject site is located within the boundaries of the Wonderwood Corridor Study, which was conducted as part of the Wonderwood Connector Project. While the site makes no specific recommendations for the subject site, it states the existing Land Use designations are appropriate for the corridor. The proposed PUD does not have a companion land use amendment, and it is consistent with the existing LDR land use category. Therefore, the proposed PUD is consistent with the Wonderwood Corridor Study.

***(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 category 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 a residential development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: Based on the written description and site plan, the streetscape will be similar to the adjacent single family dwellings.
- The treatment of pedestrian ways: The site plan shows a sidewalk along Tierra Chase Way.
- The use and variety of building setback lines, separations, and buffering: The intended plan of development is identical to that found in the original Tierra Chase PUD (2015-0414)
- The use and variety of building groupings: The site plan shows six single-family lots to be developed as 70'+ wide lots. This development typology is similar to that of surrounding lots within the existing neighborhood.

***(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: This area contains mostly single-family residential homes on 70-foot lots. Single-family homes are appropriate at this location and will be identical to the surrounding Tierra Chase PUD (2015-0414).
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	LDR	RLD-90	Single-family dwellings
<b>South</b>	LDR	PUD (15-414)	Single-family dwellings
<b>East</b>	LDR	PUD (15-414)	Single-family dwellings
<b>West</b>	LDR	PUD (15-414)	Single-family dwellings

***(6) Intensity of Development***

The proposed development is consistent with the Low Density Residential (LDR) functional land use category as a single-family development for six (6) single-family units. The PUD is appropriate at this location because there are single family dwellings on 70 foot wide lots to the east, west, and south, and single-family dwellings on 90-foot lots to the north. The surrounding parcels are low density residential uses.

- The availability and location of utility services and public facilities and services: JEA indicates that water and sewer connections are available to the site. According to the Transportation Planning Division the subject site is approximately 3.3 acres and is accessible from Mt Pleasant Rd, a minor arterial facility. Mt Pleasant Rd between Monument Rd and McCormick Rd is currently operating at 30.4% of capacity. The net zero additional single-family homes will not require additional trips.

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

The project does not require active recreation area due to the number of units.

***(8) Impact on wetlands***

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

***(9) Listed species regulations***

No wildlife survey was required as the project is less than the 50-acre threshold.

***(10) Off-street parking including loading and unloading areas.***

On each lot, a driveway will be provided large enough to accommodate two automobiles.

***(11) Sidewalks, trails, and bikeways***

The project will contain a sidewalk along Tierra Chase Way that meets the 2045 Comprehensive Plan.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on September 07, 2023, the required Notice of Public Hearing sign was posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2023-541 be **APPROVED with the following exhibits:**

1. The original legal description dated July 6, 2023.
2. The original written description dated June 26, 2023.
3. The original site plan dated February 10, 2021.





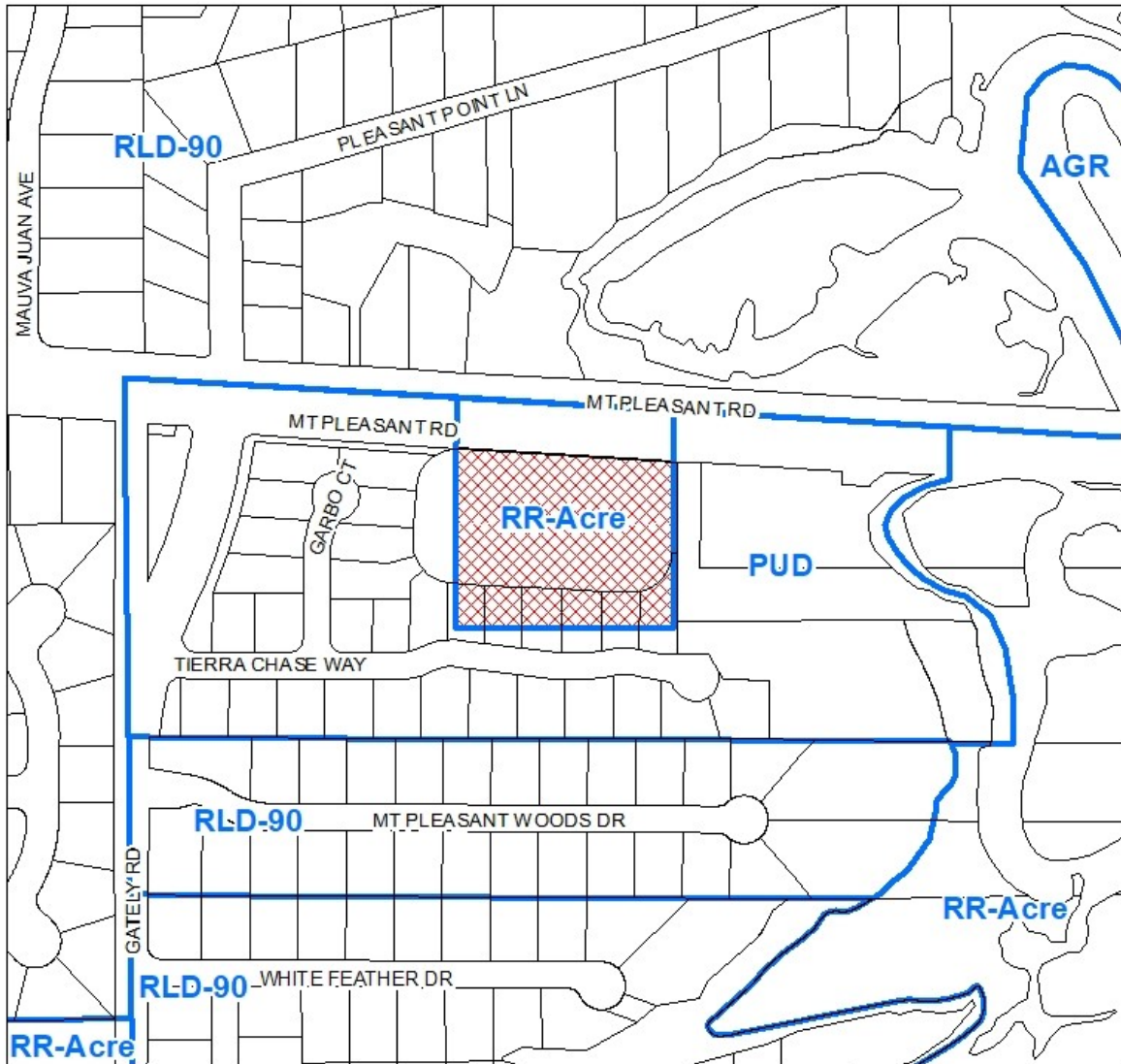
Aerial view of subject property

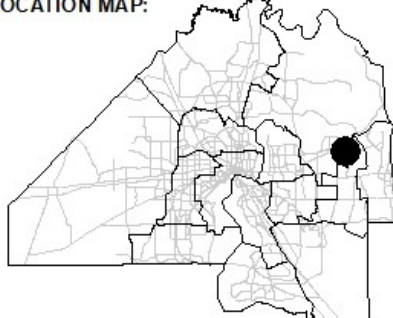
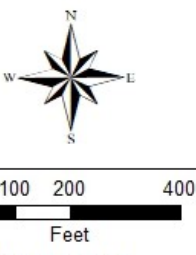


View of subject property, PUD to match adjacent single family lots



Typical single family lot in Tierra Chase PUD



<p>REQUEST SOUGHT:</p> <p><b>FROM: RR-ACRE</b></p> <p><b>TO: PUD</b></p>	<p>LOCATION MAP:</p>  <p>TRACKING NUMBER</p> <p><b>T-2023-5056</b></p>	 <p>COUNCIL DISTRICT:</p> <p><b>2</b></p> <p><b>EXHIBIT 2</b>  <b>PAGE 1 OF 1</b></p>
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