



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

January 4, 2024

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.: 2023-826 Application for: Arelia James island 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 with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

- 1. The original legal description dated August 18, 2023**
- 2. The original written description dated June 5, 2023.**
- 3. The original site plan dated September 29, 2023**

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

- The landscape/tree buffer between the project and Oxford Chase shall meet the standards provided in section 656.1216 of the Zoning Code; provided, however, that the landscape/tree buffer shall be at least twenty (20) feet in width, and shall include a visual screen such that one tree, a minimum of four inches DBH, is planted every twenty-five (25) feet along the perimeter of the site abutting Oxford Chase.

2. The maximum height shall be 35 feet measured from the bottom of the eaves from the finished floor of the building.

Planning Department conditions:

1. The landscape/tree buffer between the project and Oxford Chase shall meet the standards provided in section 656.1216 of the Zoning Code; provided, however, that the landscape/tree buffer shall be at least twenty (20) feet in width, and shall include a visual screen such that one tree, a minimum of four inches DBH, is planted every twenty-five (25) feet along the perimeter of the site abutting Oxford Chase.
2. The maximum height shall be 35 feet measured from the bottom of the eaves from the finished floor of the building.

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**

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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2023-826 TO
PLANNED UNIT DEVELOPMENT

JANUARY 4, 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 **2023-826** to Planned Unit Development.

Location: 10880 Angel Fish Way between Gate Parkway and
Burnt Mill Road

The Real Estate Number(s): 167742-0480

Current Zoning District(s): Planned Unit Development (PUD 2007-0028-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential- Professional-Institutional (RPI)

Planning District: Southeast, District 3

Council District: District 11

Applicant/Agent: Steve Diebenow, Esq.
Driver, McAfee, Hawthorne and Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville Florida 32202

Owner: DFI Arelia, LLC
20002 South Ocean Blvd, #309S
Jacksonville Florida 33480

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2023-826 seeks to rezone approximately 13.56 acres of land from PUD to PUD. The rezoning to PUD is being sought to convert existing detached garage structures on the subject site into carriage units, not to exceed 300 dwelling units in total with the existing units. The proposed PUD does not include additional uses from what was approved in the current PUD. The proposed carriage units are located near the eastern and southern

property boundaries of the site. The original PUD allowed for a maximum height of 35 feet measured from the bottom of the eaves from the finished floor of the building. The proposed PUD seeks to increase the maximum height to 45 feet, however, Staff has reviewed the proposed height increase and finds that adhering to the original height requirement of the previous PUD is more appropriate.

PUD Ord. 2022-310-E was approved with the following conditions:

1. The landscape/tree buffer between the project and Oxford Chase shall meet the standards provided in section 656.1216 of the Zoning Code; provided, however, that the landscape/tree buffer shall be at least twenty (20) feet in width, and shall include a visual screen such that one tree, a minimum of four inches DBH, is planted every twenty-five (250 feet along the perimeter of the site abutting Oxford Chase.

The Planning & Development Department has reviewed the conditions of the enacted ordinance and recommends these conditions be continued in the proposed 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 rezoning to PUD is being sought to allow for the conversion of detached garage structures into carriage units with first-floor garages. This conversion will result in 30 additional carriage units and 75 garage parking spaces, in lieu of the existing 120 garage spaces which have gone under-utilized.

The 13.56 acre subject site is located at 10880 Angel Fish Way on the southern side of Gate Parkway, between Gate Parkway and Burnt Mill Road. According to the City Functional Highway Classification map Burnt Mill road is a local roadway and Gate Parkway is classified as a minor arterial roadway. The site is in Planning District 3, Council District 11, and is in the Urban Development Area. The site is in the RPI land use category. The applicant seeks to rezone the property from PUD to PUD.

According to the Future Land Use Element (FLUE), RPI in the Urban Area is intended to provide compact medium density residential development. Development which includes medium density residential and professional office uses is preferred. Limited neighborhood commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled. The maximum gross density within the Urban Area with full urban services shall be 30 units/acre and there shall be no minimum density.

This PUD allows for the conversion of the garage structures to carriage units with first floor garages. This conversion will result in 30 additional carriage units and 75 garage parking spaces, in lieu of the existing 120 garage spaces which have gone under-utilized. The Property has a land use designation of RPI in the Urban Development Area, allowing for a maximum density of 30 dwelling units per acre. The proposed additional carriage units result in a total gross density of 22 dwelling units per acre, consistent with the density allocations in the 2045 FLUE Comprehensive Plan.

(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 1.1.22 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.

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.

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.

(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): Residential-Professional-Institutional (RPI). 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 commercial uses. 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: There is no proposed change to the existing traffic distribution and flow within the PUD. The new units will be taking in the spot of the existing garage spaces on the subject site.
- Traffic and pedestrian circulation patterns: The proposed development has a single access point to Gate Parkway. The proposed PUD does not alter the access or pedestrian pattern of the existing PUD.
- The use and variety of building sizes and architectural styles: The current PUD allows for a maximum building height of 35 feet measured from the bottom of the eaves from the finished floor of the buildings. The current PUD seeks a maximum height of 45 feet, however Staff is recommending that the height of the new PUD reflect the maximum height of the previous PUD so that any new structure is built similarly to the exist buildings on

site.

(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 subject property is in the St Johns Town Center area south of JTB Boulevard, which contains a wide variety of uses including, single family and multi-family residential, restaurants, and commercial uses and service establishments.
- 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	BP	IBP	Parking Lot / Office Buildings
South	MDR	PUD	Condos
East	MDR	PUD	Condos
West	RPI	PUD	Apartment Complex

(6) Intensity of Development

The proposed development is consistent with the Residential professional-Institutional (RPI) functional land use category with commercial and service establishment uses. The PUD is appropriate at this location because it will provide a similar type of use that is already existing on site and in the area.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed PUD will utilize the existing entrance on Gate Parkway. Gate Parkway is a publically maintained Minor Arterial roadway with connections to both FDOT Expressways of JTB and I-295 in the immediate area.

(7) Usable open spaces plazas, recreation areas.

Recreation will be provided at a minimum of 150 Square feet per dwelling unit.

(8) Impact on wetlands

Any development that occurs within wetland areas, if any, are required to 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 will be provided at a rate of 1.65 spaces for every dwelling unit, and may be provided in surface lots or garages.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on December 21, 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 **2023-826** be **APPROVED with the following exhibits:**

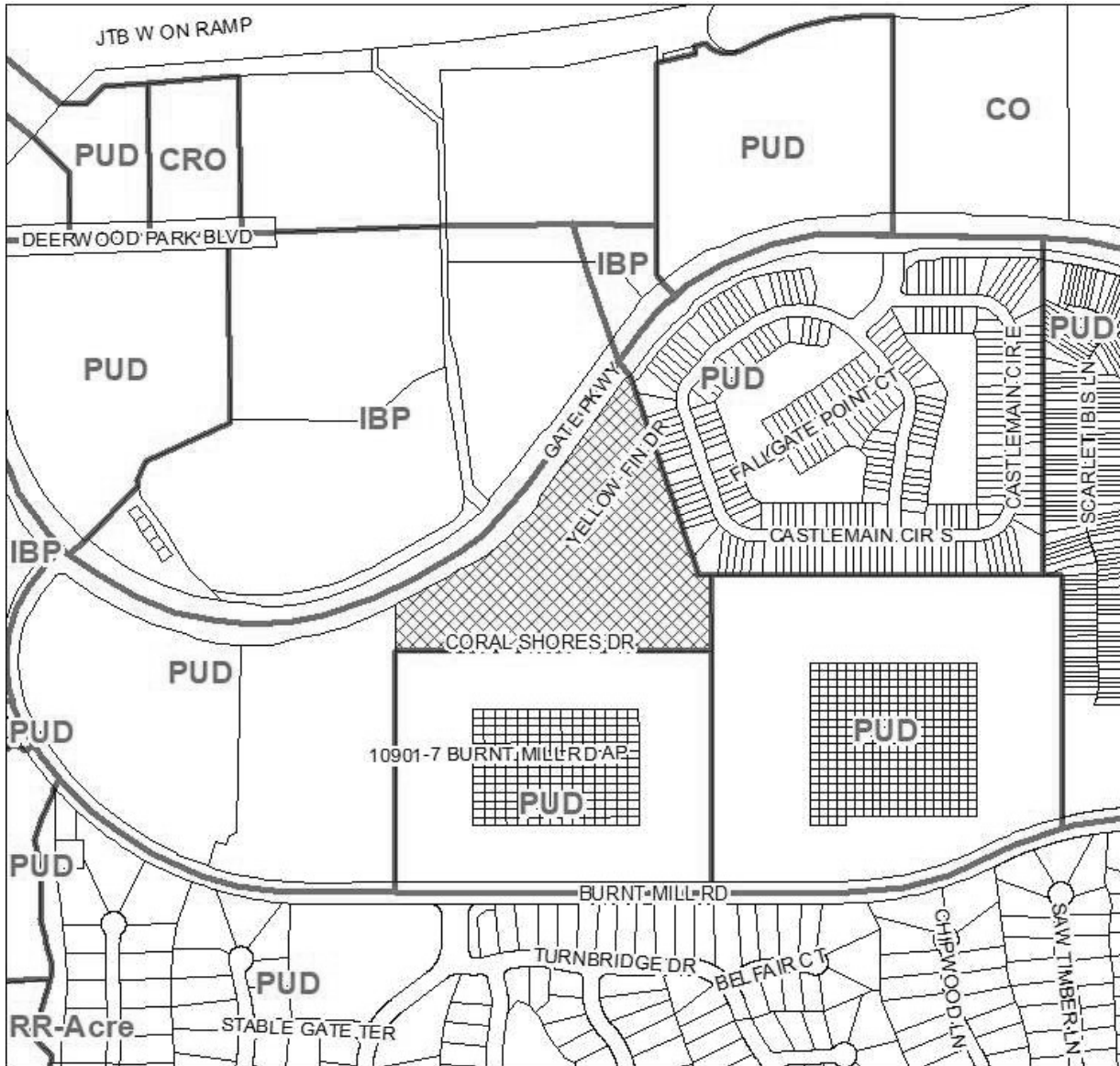
1. The original legal description dated August 18, 2023
2. The original written description dated June 5, 2023.
3. The original site plan dated September 29, 2023

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2023-826** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. The landscape/tree buffer between the project and Oxford Chase shall meet the standards provided in section 656.1216 of the Zoning Code; provided, however, that the landscape/tree buffer shall be at least twenty (20) feet in width, and shall include a visual



View of the existing Garage Structures on the Subject Site

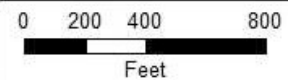
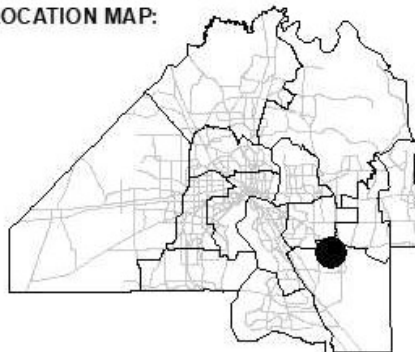


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

11

TRACKING NUMBER

T-2023-5163

EXHIBIT 2
PAGE 1 OF 1

Legal Map