



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

December 5, 2024

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.: 2024-721 **Application for: Jones Magill 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 with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

- 1. The original legal description dated July 1, 2024**
- 2. The revised written description dated August 26, 2024**
- 3. The revised site plan dated September 26, 2024**

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

- 1. A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).**
- 2. The parking requirements herein must be met cumulatively throughout the PUD. There shall be no parking created in the City of Jacksonville right of way.**

3. 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.

The following conditions are proposed by the agent

4. There shall be a six-foot-high standard white vinyl perimeter privacy fence.
5. There shall be two rows of shrubs to form a double hedge row located along the roadway side of the fence. Plant material shall be a minimum 3-gallon container, spaces 3 feet on center.
6. There shall be one tree every 50 feet of perimeter road frontage. These trees shall be magnolia, holly or similar species with canopy full to the ground and minimum 8 feet high when planted.
7. The total number of units shall not exceed 124 lots.

Planning Department conditions:

1. A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).
2. The parking requirements herein must be met cumulatively throughout the PUD. There shall be no parking created in the City of Jacksonville right of way.
3. 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.

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: **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	Aye
Ali Marar	Aye
Jack Meeks	Absent

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

Sincerely,

A handwritten signature in blue ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-0721 TO
PLANNED UNIT DEVELOPMENT

OCTOBER 17 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 **2024-0721** to Planned Unit Development.

Location: 0, 8956, and 8962 Magill Road between Jones Road and Magill Road

Real Estate Number(s): 003366-0050; 003366-0150; 003366-0210; 003366-0220

Current Zoning District(s): Agriculture (AGR)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Agriculture (AGR)

Proposed Land Use Category: Low Density Residential (LDR)

Planning District: Northwest, District 5

Council District: District 12

Applicant/Agent: Curtis Hart
Hart Resources LLC
8051 Tara Lane
Jacksonville, Florida 32216

Owner: Donna Rodriguez
135 NW Heritage Drive
Lake City, Florida 32055

Tambra Shurley
8962 Magill Road North
Jacksonville, Florida. 32219

Shiela Kennedy

8956 Magill Road North
Jacksonville, Florida. 32219

Sharon Bishop
8939 Magill Road North
Jacksonville, Florida. 32219

Staff Recommendation:

APPROVE with CONDITIONS

GENERAL INFORMATION

Application for Planned Unit Development 2024-0721 seeks to rezone approximately 28.19± acres of land from Agriculture (AGR) to PUD. The rezoning to PUD is being sought to allow for the development of single family dwellings with up to a maximum of 138 residential units. The PUD is different from the normal zoning districts as it will allow for a maximum of 65% lot coverage which is larger than the standard 50%, and it allows for a mixture of 50 foot and 60 foot wide lots.

There is a companion small-scale Land Use Amendment (2024-0720 / L-5954-24C) which seeks to amend the land use from Agriculture (AGR) to Low Density Residential (LDR). The department is also recommending approval on the Small Scale Amendment.

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 property is adjacent to land designated LDR. The proposed rezoning change from AGR to a residential PUD would be consistent with the surrounding area.

The 28.19-acre subject site is located at 0 Magill Road North and 8962, 8956, and 0 Magill Road, between Jones Road and Magill Road. The subject site is in Council District 12 and in Planning District 5 Northwest. The applicant is proposing a rezoning from Agriculture (AGR) to Planned Unit Development (PUD) in order to build a residential development. There is a companion amendment to the Future Land Use Map series (FLUMs) from Agriculture (AGR) to Low Density Residential (LDR) in the Suburban Area. The companion land use amendment, Ordinance 2024-0720 is pending concurrently with this application.

(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, enjoyment, wellness 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 1.1.22 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.

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 categories as identified in the Future Land Use Map series (FLUMs): Agriculture (AGR). There is a companion small-scale Land Use Amendment (**Ordinance 2024-0720 / L-5954-24C**) which seeks to amend the land use from Agriculture (AGR) to 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 138 residential units. 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 use of existing and proposed landscaping: The subject site will be developed in accordance with part 12 of the Ordinance Code. Additionally, a 20 foot Landscape Buffer will be provided on the East, North, and West property boundaries.
- The design of internal right of ways: The subject site will be developed with a private internal roadway network with two access points. The access points will be from Jones Road on the western portion of the subject site, and from Magill Road on the eastern side.

City Traffic Engineering and Transportation Planning Comments:

A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).

The parking requirements herein must be met cumulatively throughout the PUD.” There shall be no parking created in the City of Jacksonville right of way.

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.

(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: Much of the surrounding property to the north, south, and east of the subject property is zoned as Agriculture and utilized as single-family dwellings. To the west of the subject property are parcels that are zoned RR-Acre with Single Family Dwellings. The entire surrounding area is residential in nature, and the subject site is just south of the Pritchard Road townhomes.
- 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	Single-Family Dwellings
South	AGR	AGR	Single-Family Dwellings
East	AGR	AGR	Single-Family Dwelling, Pasture
West	LDR	RR-Acre	Single-Family Dwellings

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 applicant has stated in their application that there will be a minimum 20-foot land use buffer along the east, north, and west property lines.

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category. The PUD is appropriate at this location given the residential make up of the area.

- The amount and type of protection provided for the safety, habitability, and privacy of land uses both internal and external to the proposed PUD: Per the submitted site plan, ingress and egress will be from Jones Road and Magill Road. Jones Road is a collector roadway, while Magill Road is a local roadway. The two roadways are both developed with single family dwellings, the proposed development is consistent with the other developed properties along both roadways.

- The existing residential density and intensity of use of surrounding lands: Existing residential includes single family abutting the subject property. There are single-family dwellings to the north, south, west, and east of the property.

(7) Usable open spaces plazas, recreation areas.

Recreation/open space requirements will be met by providing 435 square feet of active recreation area per dwelling unit. Pursuant to 2045 Comprehensive Plan Policy 2.2.3 A residential subdivision development of 100 lots or more shall provide at least one acre of useable uplands for every 100 lots (and any fraction thereof), or 5% of the total useable uplands area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. There may be up to two areas for each 100 lots, and the areas shall be minimum of 0.5 acres in size, unless otherwise approved by the Planning and Development Department, or by the City Council as part of a Planned Unit Development Zoning District.

(8) Impact on wetlands

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting 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 in accordance with Part 6 of the Zoning Code, except that additional parking, including bicycle parking, may not be provided “on-site” of each platted lot and instead may be provided “on-site” throughout the PUD. As such, the parking requirements herein must be met cumulatively throughout the PUD.

The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on October 8, 2024 by the Planning and Development Department, the Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2024-0721** be **APPROVED with the following exhibits:**

1. The original legal description dated July 1, 2024
2. The revised written description dated August 26, 2024
3. The original site plan dated August 23, 2024

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0721** be **APPROVED with the following Conditions:**

- 1.) **A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).**
- 2.) **The parking requirements herein must be met cumulatively throughout the PUD. There shall be no parking created in the City of Jacksonville right of way.**
- 3.) **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.**



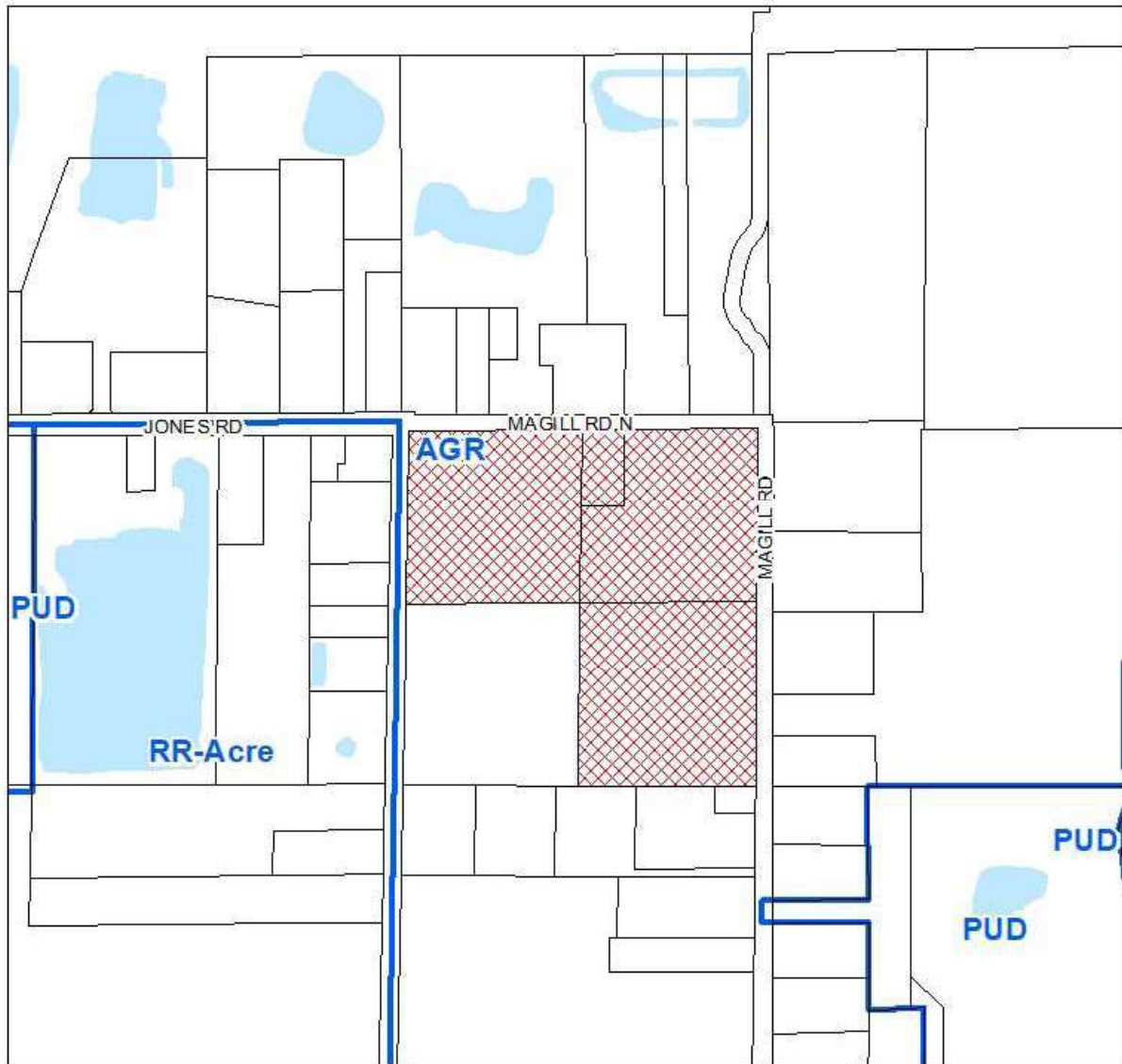
Aerial View

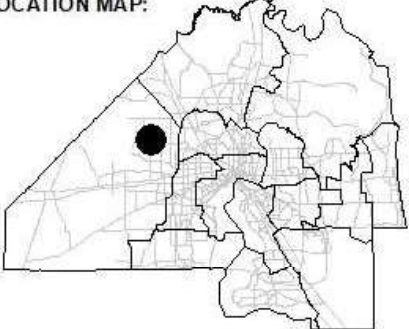
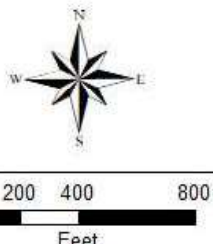


View of the Subject Site



View of the Subject Site



<p>REQUEST SOUGHT:</p> <p>FROM: AGR</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER</p> <p>ORD-2024-0721</p>	<p>TRACKING NUMBER</p> <p>T-2024-5670</p>	<p>COUNCIL DISTRICT:</p> <p>12</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Legal Map