



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

June 6, 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.: 2024-350 **Application for: Yellow Bluff Estates 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 February 28, 2024**
2. **The original written description dated March 19, 2024**
3. **The original site plan dated March 19, 2024**

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: **6-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Absent
Julius Harden	Aye
Mon'e Holder	Absent
Ali Marar	Aye
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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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-0350 TO
PLANNED UNIT DEVELOPMENT

JUNE 6, 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 **2024-350** to Planned Unit Development.

Location: 15504 Yellow Bluff Road

Real Estate Number(s): 106151-0040

Current Zoning District: Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Rural Residential (RR)

Proposed Land Use Category: Low Density Residential (LDR)

Planning District: North, District 6

Council District: District 8

Applicant/Agent: Max Andrews
BIRDDOG
111 Palm Place
Neptune Beach, FL 32266

Owner: Shari Higginbotham
G & H Land & Timber Investments, LLC
PO Box 1694
Callahan, FL 32011

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2024-0350 seeks to rezone approximately 9.69 acres of land from Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD). This

application also has a companion land use amendment from Rural Residential (RR) to Low Density Residential (LDR) via Ordinance 2024-0349 (L-5911-24C). The PUD application is being sought in order to permit the development of a 14 single-family neighborhood. The proposed development will have a density of 2 single-family homes per acre, as the lots will have city water and septic. The PUD differs from the conventional zoning code by allowing lot widths of 70 feet with a minimum lot area of ½ acre.

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 9.69-acre subject site is located at 15504 Yellow Bluff Road, between Davidson Farm Road and Ed Johnson Drive. The site is developed and currently consists of a few mobile homes. The applicant seeks to rezone from RR-Acre to PUD to allow for residential development of 14 half acre lots for 1 single-family home per lot. A companion Future Land Use Map (FLUM) amendment was also filed for this site from RR to LDR (L-5911-24C / Ordinance 2024-349) which is pending concurrently with this application.

According to the Future Land Use Element (FLUE), 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.

The maximum gross density shall be 2 units per acre and the minimum lot size shall be 1/2 of an acre when both centralized potable water and wastewater services are not available. According to the amendment application the applicant will be utilizing well and septic. The PUD allows for a maximum of 14 dwelling units, which is consistent with the proposed LDR land use pursuant to Ordinance 2024-349.

(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 of economic benefit and 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.

Policy 1.1.21 Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

- A. Foster vibrant, viable communities and economic development opportunities;
- B. Address outdated development patterns; and/or
- C. Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

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 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): Rural Residential. There is a companion Application for Small-Scale Large-Scale Land Use Amendment to the Future Land use Map Series L-5911-24C (Ordinance 2024-0350) that seeks to amend the portion of land that is within the RR land use category to 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.

Transportation Planning Division comments to be included in staff report:

This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for residential single-family dwellings. 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
 - Vehicular access to the property shall be by way of Yellow Bluff Road, substantially as shown in the site plan.
 - Within the property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the property.
- The use of existing and proposed landscaping
 - The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.
- The treatment of pedestrian ways
 - Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan.
- The use and variety of building setback lines, separations, and buffering.

- The setbacks and buffering are similar to those in the Residential Low Density-70 (RLD-70) zoning district other than the minimum ½ acre required lot size.
- Traffic and pedestrian circulation pattern:
 - Traffic Engineering Comments
 - *Yellow Bluff Road is classified as a collector roadway. Per COJ Code of Ordinances 654.115(c), “Three or more driveways from an arterial or collector shall not be permitted for a single site unless otherwise authorized by the Traffic Engineering Division and Planning and Development Department (PDD).” This site shall be limited to two accesses to Yellow Bluff Road.*
 - Transportation Planning Comments
 - *Background Information: The subject site is approximately 9.69 acres and is accessible by Yellow Bluff Road, a collector facility. Yellow Bluff Road between Eagle Bend Boulevard to Starratt Road is currently operating at 29% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 17,920 (vpd) and average daily traffic of 5,132 vpd. The applicant requests 14 units of single family residential (ITE Code 210) which could produce 132 daily trips.*

(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 dominant use of adjacent properties to the north, east, south, and west is single-family dwellings.
- The Comprehensive Plan and existing zoning on surrounding lands:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR; RR	RLD-100A; RR-Acre	Single-Family Dwellings
South	RR	RR-Acre	Single-Family Dwellings
East	LDR	RLD-100A	Single-Family Dwellings; Mobile Home Park
West	RR	RR-Acre	Single-Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category and residential single-family use. The PUD is appropriate at this location because the proposed property is surrounded by residential zoning districts (RLD-100A and RR-Acre) and the proposed use for this PUD mirrors that of the surrounding areas.

- The existing residential density and intensity of use of surrounding lands:
 - The surrounding residential districts are RLD-100A and RR-Acre. This PUD will

mirror that of the RLD-70 zoning district requirements, except that it will increase the minimum lot area from 7,200 square feet to 21,780 square feet (.50 acre) as the property as its future lots will have city water and septic.

- The availability and location of utility services and public facilities and services:
 - Water and electricity to be provided by JEA. Septic tanks to be provided and maintained by owner.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area and by the Zoning Code.

(8) Impact on wetlands

Review of JaxGIS did not identify any wetlands on-site. However, the written description states “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.

According to the Written Description, “the site will be developed in accordance with Part 6 of the Zoning Code.”

(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 May 21, 2024, 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 **2024-0350** be **APPROVED** with the following exhibits:

1. The original legal description dated February 28, 2024
2. The original written description dated March 19, 2024
3. The original site plan dated March 19, 2024

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0350** be **APPROVED**.



Aerial Map
Source: JaxGIS, 5/22/2024



Proposed Property via Yellow Bluff Road
Source: *Planning & Development Department, 5/22/2024*

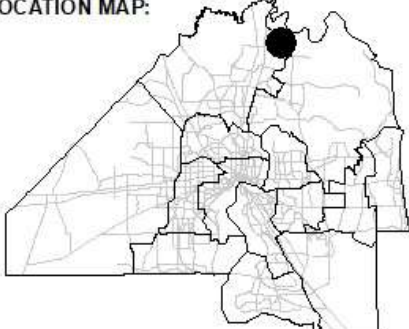



Residential properties adjacent from proposed property
Source: *Planning & Development Department, 5/22/2024*



Proposed Property via Yellow Bluff Road
Source: Planning & Development Department, 5/22/2024



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 200 400 800 Feet</p> <p>COUNCIL DISTRICT: 8</p>
<p>ORDINANCE NUMBER ORD-2024-0350</p>	<p>TRACKING NUMBER T-2024-5479</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>