



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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February 8, 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.: 2024-10**                      **Application for: Wesconnett Townhomes 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 October 16, 2023**
- 2. The revised written description dated January 26, 2024**
- 3. The original site plan dated December 8, 2023**

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**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Julius Harden	Absent
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 2024-0010 TO**  
**PLANNED UNIT DEVELOPMENT**

**FEBRUARY 8, 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 **2024-0010** to Planned Unit Development.

***Location:*** 6315 Old Wesconnett Boulevard; Between 118<sup>th</sup> Street and Wesconnett Boulevard

***Real Estate Numbers:*** 097881-0000

***Current Zoning Districts:*** Residential Rural-Acre (RR-Acre)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Categories:*** Low Density Residential (LDR)

***Proposed Land Use Category:*** Medium Density Residential (MDR)

***Planning District:*** 4— Southwest

***Council District:*** District 14

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

***Owner:*** Dolita P. Szuch  
8433 Ambelside Court  
Jacksonville, Florida 32244

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

**GENERAL INFORMATION**

Application for Planned Unit Development **2024-0010** seeks to rezone approximately 3.04± acres of land from Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD). The rezoning is sought to allow for a maximum of 48 townhome units.

The need for the PUD stems from the current zoning district's restriction on multi-family dwellings and to more efficiently develop the site. The proposed PUD would allow for specialized lot requirements, the elimination of all other uses by exception, and binds the applicant to the conceptual site plan attached. The PUD will also allow the subject property to be developed with a maximum of six townhome structures—for a cumulative total of 48 individually platted fee-simple units. Each lot will contain a minimum 16 feet in width and 1,360 square feet in area.

There is also companion Small Scale Land Use Amendment L-5878-23C (**Ordinance 2024-0009**) that seeks to amend the land use on the property from Low Density Residential (LDR) to Medium Density Residential (MDR), to allow the proposed density for the project.

### **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.

### **STANDARDS, CRITERIA AND FINDINGS**

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

***(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?***

Yes. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds that with the approval of companion Small Scale Land Use L-5878-23C (**Ordinance 2024-0009**), the subject property will be located in the Medium Density Residential (MDR), functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2045 Comprehensive Plan.

The property is located on the east side of Wesconnett Boulevard, which is classified as a collector road, with frontage on Old Wesconnett Boulevard, a local roadway, along the western side of the site. Currently, the site is mostly undeveloped with a single-family residential home fronting Old Wesconnett Boulevard on one portion of the site. Mostly commercial uses front Blanding Boulevard and Wesconnett Boulevard to the north, west and south of the site. Single-family

residential uses are east of the site, thought mostly separated by a retention pond and undeveloped land. The site has access to full urban services.

Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category. MDR in the Urban Development Area permits residential densities at a minimum of 7 units per acre and up to 20 units per acre.

Staff finds the proposed PUD site plan and written description are consistent with the proposed MDR land use category.

Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

***(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):**

**Policy 1.2.8**

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

In reference to the attached JEA Availability Letter, **2023-2658**, the proposed development shall connect to City water and sewer.

**Policy 1.1.7**

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

The proposed rezoning at the subject site would provide a gradual transition from intense commercial uses permitted in CCG-2 Zoning district and the adjacent single-family areas to the east.

**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.

The proposed rezoning to a PUD would allow for residential infill on an underutilized parcels along a major intersection. The PUD will also allow for a greater variety of dwelling options—which directly addresses the housing needs of City residents, while maintaining appropriate density adjacent to commercial facilities.

***(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 category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). There is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5878-23C (Ordinance 2024-0009) that seeks to amend the land use from LDR to MDR. Nonetheless, 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 multi-family 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:

**The use and variety of building groupings:** The subject property will be developed with a maximum of six townhome structures, each containing eight units.

**The form of ownership proposed for various uses:** According to the Written Description dated January 4, 2024, the development standards are being sought so each townhome unit can be individually platted and sold under fee simple ownership.

**The use of existing and proposed landscaping:** The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville.

**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 bicycle and pedestrian connectivity.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Old Wesconnett Boulevard.

The subject site is accessible by Old Wesconnett Blvd, a local facility. East of the subject site is Blanding Blvd (SR 21) between 103rd St (SR 134) and Blanding Blvd is currently operating at 78% of capacity. This segment currently has a maximum daily capacity of vehicles per day 29,942 (vpd) and average daily traffic of 38,300 vpd.

The applicant requests 48 dwelling units of multi-family (ITE Code 220), which could produce 324 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 proposed development has primary frontage along Old Wesconnett Boulevard where various commercial establishments are the predominate uses. The proposed development will offer a diversity of housing for the general vicinity while serving as a buffer for adjacent single-family uses to the east.

Nonetheless, 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 Property Use</b>
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North	LDR	RR-Acre	Single-Family Dwelling/Undeveloped Land
South	CGC	PUD	Auto Sales
East	LDR	RLD-60	Single-Family Dwellings/ Undeveloped land
West	CGC	CCG-2	Auto Sales

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

The proposed development will be consistent with the proposed MDR functional land use category.

**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—with existing water and force mains located along Wesconnett Boulevard. Additionally, in a memo provided by JEA dated January 9, 2024, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal in order to accommodate approximately 12,000 gpd.

**School Capacity:**

Based on the Development Standards for impact assessment, the 3.04± acre proposed PUD rezoning has a development potential of 48 multi-family units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**School Impact Analysis**  
**PUD 2024-0010**  
**Development Potential: 48 Townhome Units**

School Type	CSA	2023-24 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats - CSA	Available Seats - Adjacent CSA 1 & 7
Elementary	2	5,833	71%	6	69%	2,661	7,641
Middle	2	2,581	68%	2	65%	98	1,936
High	2	3,136	80%	3	82%	895	2,014



<b>Total New Students</b>	<b>11</b>			
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*Total Student Generation Yield: 0.250*

*Elementary: 0.125*

*Middle: 0.051*

*High: 0.074*

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

**Public School Facilities Element**

**Policy 2.3.2**

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

**Policy 2.3.3**

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

**Objective 3.2**

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

**Policy 3.1.1**

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

**Supplemental School Information:**

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL	CSA	STUDENTS GENERATED (Rounded)	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2020/21)	% OCCUPIED	4 YEAR PROJECTION
Cedar Hills ES #97	2	6	647	428	66%	65%
Westside MS #207	2	2	1029	591	57%	59%
Westside HS #241	2	3	1786	1587	89%	90%
		<b>11</b>				

- Does not include ESE & room exclusions
- Analysis based on a **maximum 48 dwelling units** – PUD 2024-0010

**The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:** The proposed development will have ingress and egress along Old Wesconnett Boulevard. Furthermore, the following comments were issued from the Traffic Engineer: Staff supports the Engineer’s findings and forwards the following:

- There shall be no parking in the city right of way and all parking shall meet the requirements of Part 6 of the Zoning Code.
- The driveways shall be classified as Class II driveways per Section 2.1.3 of the Land Development Procedures Manual and meet all the requirements therein.

The application was also forwarded to the Transportation Planning Division. They did not provide comments or conditions.

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

The project will be developed with the required amount of open space in accordance with Section 656.420 of the Zoning Code and Policy 2.2.2 as applicable of the Recreation and Open Space Element of the 2045 Comprehensive Plan.

***(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 the presence of any wetlands or flood zones 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.***

The off-street parking standards will developed in accordance with Part 6 of the Zoning Code. 16 total spaces are provided at the end of the street to accommodate guest parking.

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

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

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **January 19, 2024** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



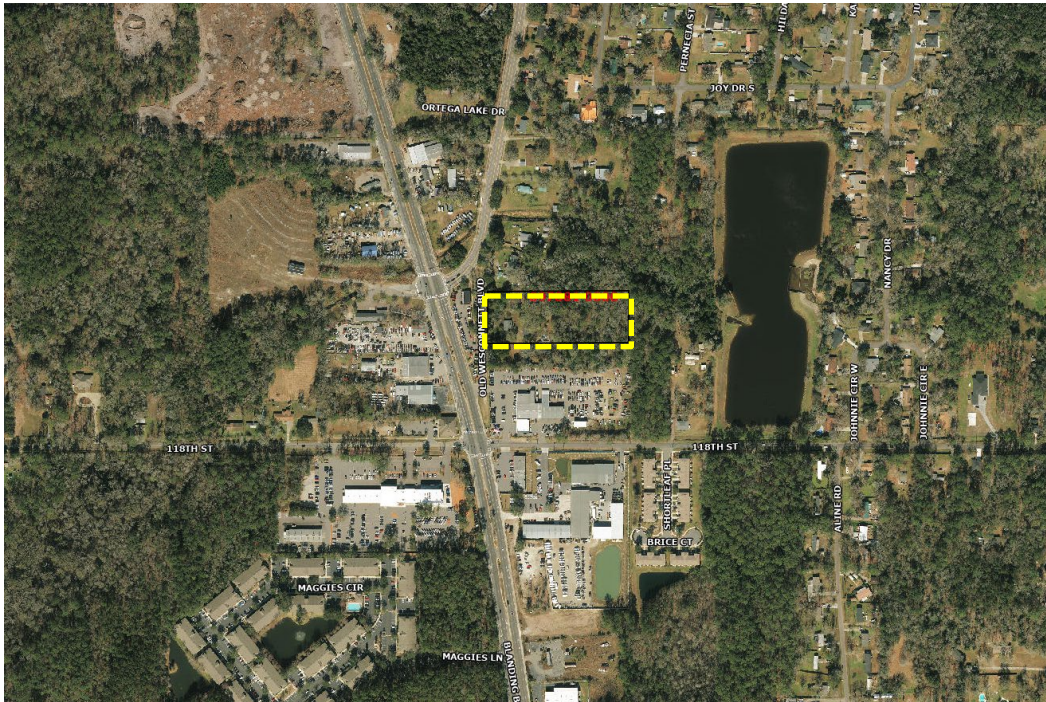
**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0010** be **APPROVED** with the following exhibits:

- The original legal description dated October 16, 2023**
- The revised written description dated January 26, 2024**
- The revised site plan dated December 08, 2023**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0010** be **APPROVED**.





Source: JaxGIS, 01/25/24

**Aerial view of the subject site and parcel, facing north.**



Source: Planning & Development Dept, 01/19/24

**View of the subject property**





*Source: Planning & Development Dept, 01/19/24*

**View of the adjacent car lot on the west side of Old Wesconnett Boulevard**



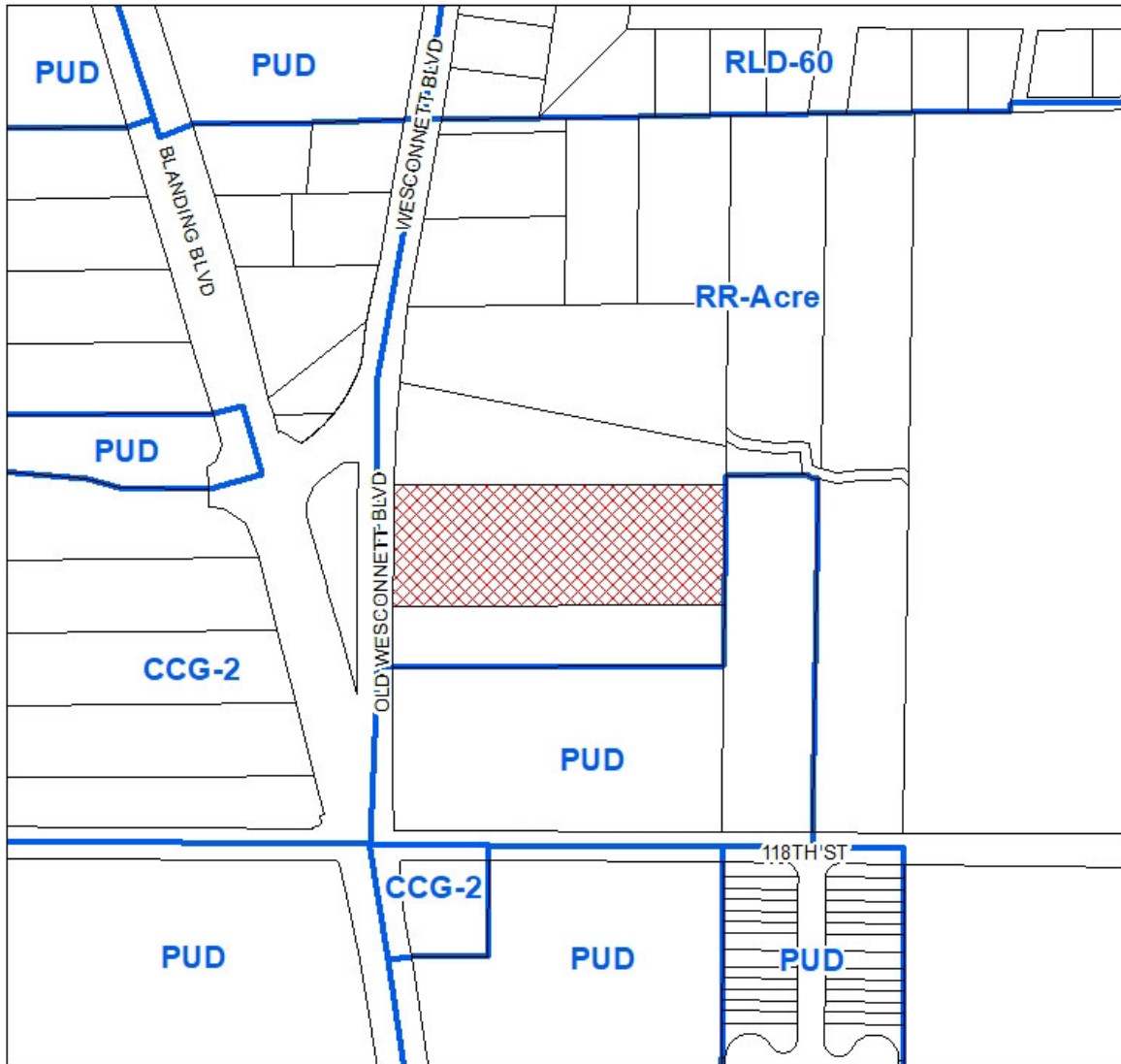
*Source: Planning & Development Dept, 01/19/24*

**View of the car lot to the south of the subject property**



*Source: Planning & Development Dept, 01/19/24*

**Adjacent Single family home to the south of the subject property**



<p>REQUEST SOUGHT:</p> <p><b>FROM: RR-ACRE</b></p> <p><b>TO: PUD</b></p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT:</p> <p><b>14</b></p>
<p>ORDINANCE NUMBER</p> <p><b>ORD-2024-0010</b></p>	<p>TRACKING NUMBER</p> <p><b>T-2023-5346</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

Legal Map