

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-800 TO
PLANNED UNIT DEVELOPMENT

DECEMBER 5, 2019

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 **2019-800** to Planned Unit Development.

Location: North side of Cocoanut Road between San Pablo Road and Cherry Avenue

Real Estate Number(s): 167219-0700

Current Zoning District(s): Residential Low Density-60 (RLD-60)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Greater Arlington/Beaches, District 2

Applicant/Agent: L. Charles Mann
Mann-Pellicer
165 Arlington Road
Jacksonville, Florida 32211

Owner: Carriere Family Limited Partnership
6520 Fort Caroline Road
Jacksonville, Florida 32277

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2019-800 seeks to rezone approximately 0.78 acres of land from RLD-60 to PUD. The rezoning to PUD is being sought to construct 12 townhomes. Each lot will be a minimum of 20 feet in width and 2,000 square feet in area.

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 2030 Comprehensive Plan?

No. The Planning and Development Department finds that the subject property is located in the Medium Density Residential (MDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The MDR land use category is intended to provide compact low to medium density mixed use development. The proposed use of multifamily residential townhome development is permitted as a principal use within the MDR land use category. The maximum gross density within the MDR land use category shall be 20 units per acre and the minimum gross density shall be 7 units per acre. The proposed PUD will have a gross density of 15 units/acre. This number of units is consistent with the density allowed within the MDR land use category.

According to the review of the City of Jacksonville GIS Infrastructure maps, there are no sanitary sewer and potable water lines at the site. The closest water line is located at the corner of Cherry Avenue and Coconut Road; 180 feet away. In addition, the closest sanitary sewer line is a 12 inch forced main located on Atlantic Boulevard; 700 feet away. Since a JEA letter was not provided with this application we cannot confirm the ability to connect to these lines. The entitlements for the RLD-60 is 5 single-family dwelling units due to 0.78 of an acre in area and 320 feet of road frontage. Therefore, increasing the site to 12 dwelling units is not consistent with the MDR density provisions without guarantee the applicant will bring water and sewer to the site.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

1.1.10 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.

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.

Policies 3.1.1 The City shall develop through the Planning and Development Department an incentive program to promote infilling of residential development on vacant land designated for residential use on the Future Land Use Map series. These incentives will be reflected in the Zoning Code of the City's Land Development Regulations.

3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

(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 2030 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): MDR. The Planning and Development Department finds that the proposed PUD is consistent with the 2030 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 12 unit townhome project. This proposed development will not exceed the projected holding capacity reflected in Table L-

20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 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: The proposed PUD will not significantly change the streetscape of the area. Although the north side of Cocoanut Road is primarily single family, the multifamily units will present a facade that is similar in form and massing.
- The use of existing and proposed landscaping: The written description indicates the development will comply with the landscape regulation contained in Part 12, Zoning Code.
- The treatment of pedestrian ways: A sidewalk will be required along the frontage of cocoanut Road.
- Traffic and pedestrian circulation patterns: Each townhome will have a driveway with direct access to Cocoanut Road, similar to other single family dwellings in the area.
- The use and variety of building setback lines, separations, and buffering: The written description is proposing a minimum 2,000 square foot and 20 foot wide lot. The minimum lot size in the Zoning Code is 1,500 square feet and 15 feet in width. The PUD is proposing a maximum height of 35 feet, side setbacks of 20 feet and rear setbacks of 10 feet setbacks which are identical to the setbacks in the Zoning Code. The PUD does have a 20 foot setback. The standard front setback is 22 feet to accommodate the parking of automobile sin the driveway. **As many people use the garage for storage, instead of housing an automobile, staff recommends the front setback be 22 feet.**
- The use and variety of building groupings: The site plan shows two buildings with 6 units per building. Although each building is larger than a single family dwelling, the building will not overwhelm the existing single family dwellings in the area.

(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: South of the subject property is a multifamily development of approximately 399 units. To the north are single family dwellings. The proposed development is compatible as it is a transition between the existing single family and multi-family developments.

- 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	MDR	RLD-60	Single family dwellings
South	MDR	PUD (11-517)	Seagrass Apartments
East	MDR	PUD (11-517)	Retention pond
West	CGC	PUD (19-495)	Undeveloped, proposed general trades contractor

(6) Intensity of Development

The proposed development is consistent with the MDR functional land use category for 12 townhomes. The PUD is appropriate at this location because it is a transition from the single family dwellings to the north and the multi-family dwellings to the south.

- The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: South of the subject property is a multifamily development of approximately 399 units. To the north are single family dwellings. The proposed development is compatible as it is a transition between the existing single family and multi-family developments.
- The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD:
- The availability and location of utility services and public facilities and services: There is a 12 inch JEA water main along San Pablo Road. The nearest JEA sewer main is at the intersection of San Pablo Road and Atlantic Boulevard (SR 10). **The proposed development will be required to connect to JEA for water and sewer.**
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed development will have direct access to Cocconut Road, with secondary access to Atlantic Blvd (SR 10) and San Pablo Road.

(7) Usable open spaces plazas, recreation areas.

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

(8) Impact on wetlands

Review of City data indicates the potential existence of 0.16 acres of wetlands on the eastern portion of the subject site. The Category III wetland has a low functional value and does not have a direct impact on the City’s waterways. Any development impacting wetlands will be permitted

pursuant to local, state and federal permitting requirements. The proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

(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 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 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on December 5, 2019, 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 **2019-800** be **APPROVED with the following exhibits:**

1. The original legal description dated September 18, 2019.
2. The original written description dated August 30, 2019.
3. The original site plan dated October 31, 2019.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2019-800** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. Pursuant to Section 656.414 of the Zoning Code, the front setback shall be 22 feet.
2. The development is required to connect to JEA water and sewer.



View of subject property.



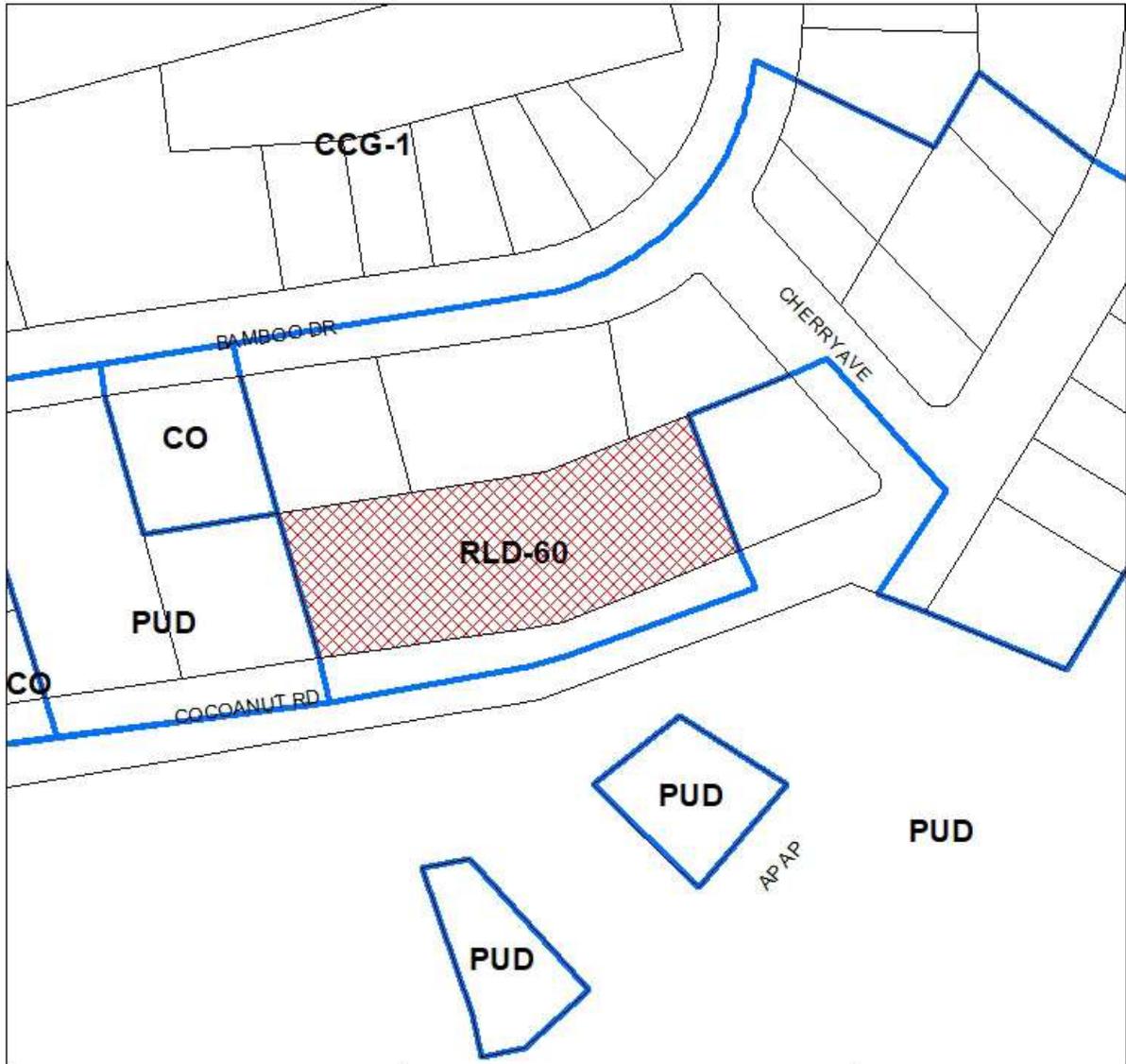
Aerial view of subject parcel.

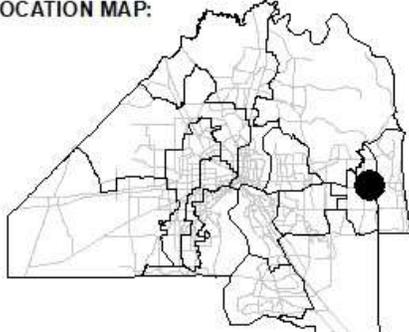
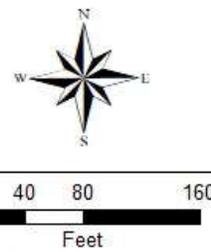


Sawgrass Apartments adjacent to subject property.



Retention pond adjacent to subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 40 80 160 Feet</p> <p>COUNCIL DISTRICT: 3</p>
<p>ORDINANCE NUMBER ORD-2019-0800</p>	<p>TRACKING NUMBER T-2019-2534</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>