



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 9, 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.: 2024-0724 Application for: New Jerusalem Multi-Family 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 w/ Condition**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated July 7, 2024
2. The Revised Written Description dated January 2, 2025
3. The Revised Site Plan dated December 4, 2024

Planning Commission Conditions: **None**

Planning Department Condition:

1. A six (6) foot high, 85% opaque fence shall be constructed, and one shade tree shall be planted every 50 feet along the western property line of the parking area.

Planning Commission Commentary: There were no speakers in opposition and little discussion amongst the commissioners.

Planning Commission Vote: **6-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Charles Garrison	Aye
Julius Harden	Absent
Ali Marar	Absent

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

Sincerely,



Erin L. Abney, MPA

Chief, Current Planning Division
Planning & Development Department
214 North Hogan Street, 3rd Floor
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-724 TO
PLANNED UNIT DEVELOPMENT

OCTOBER 3, 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 **2024-724** to Planned Unit Development.

Location: 0, 207, 216 6th Street West between Pearl Street
North and Silver Street

Real Estate Number(s): 071191-0000, 071472-0000, 071473-0000

Current Zoning District(s): Residential Medium Density-S (RMD-S)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Urban Core, District 1

Council District: District 7

Applicant/Agent: Cyndy Trimmer, Esq.
Driver McAfee Hawthorne & Diebenow, PLLC
1 Independent Drive, Suite 1200
Jacksonville, Florida 32202

Owner: Greater New Jerusalem Baptist Church Corp.
207 6th Street West
Jacksonville, Florida 32202

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2024-724 seeks to rezone approximately 0.70 acres of land from RMD-S to PUD. The rezoning to PUD is being sought to convert the existing church buildings and surrounding property for a maximum of 21 multifamily units. The PUD also allows new single family, multifamily dwellings, community residential homes, and family day care. Nursing homes, schools and group cares homes are permissible uses by exception.

The parcels are within the Springfield Zoning Overlay and Historic District.

The Urban Core CPAC meet on Tuesday September 10, 2024. At the meeting they recommended approval with two conditions, a landscape buffer be installed along the west property line and any development on the 216 6th Street West parcel be approved via a minor modification.

Staff will not be recommending the condition for a minor modification. The written description is clear the parcel will be either a parking lot of a quadraplex. The Historic Preservation Commission will review and approve the architecture consistent with the historic district.

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 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 2045 Comprehensive Plan. MDR land use in the Urban Priority Development Area is intended to provide compact medium to high-density mixed-use development. Plan amendment requests for new MDR designations are preferred in locations, which are supplied with full urban services, and in locations, which serve as a transition between commercial and residential land uses. Principal uses include Multi-family dwellings. Single-family dwellings are a principal use when the predominant surrounding development typology within the MDR category is single-family. The proposed PUD is for multi-family dwellings. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

(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.

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 1.1.9 Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Traffic Impacts
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout
- Opportunities for physical activity, active living, social connection, and access to healthy food

(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): Medium Density

Residential (MDR). The Planning and Development Department finds that the proposed PUD is in/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 multi-family development. 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: According to the written description, the intent is to convert the existing buildings into multi-family units. This will preserve the existing streetscape of the neighborhood.
- The treatment of pedestrian ways: The site plan shows walks interconnecting the units with the common parking area.
- The use and variety of building setback lines, separations, and buffering: The written description includes setbacks that are substantially similar to the setbacks in the Springfield Overlay.

(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 surrounding area is primarily single family and multi-family dwellings.
- 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	RMD-S	Single family dwellings
South	MDR	RMD-S	Single family dwellings
East	MDR	RMD-S	Single family dwellings
West	MDR	RMD-S	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 written description indicates that the development will meet the Landscape Regulations in Part 12 of the Zoning Code with the exception that perimeter landscaping and an uncomplementary buffers will not be provided. The site plan shows a nine foot wide strip on the west side of the common parking area. This strip is sufficiently wide to have a 6 foot fence and a shade tree planted adjacent to single family dwellings. **Staff is recommending a condition to include the fence and a shade tree along the western property line.**

Currently, 216 6th Street West is a vacant lot, the house was removed prior to 2004. The proposed site plan shows the parcel will be used for parking in the near term. However, the written description indicates that a quadraplex could be developed in the future. Staff is recommending any development on this parcel be approved via a minor modification.

(6) Intensity of Development

The proposed development is consistent with the Medium Density Residential (MDR) functional land use category as a multifamily development. The PUD is appropriate at this location because it will add a different housing type to the urban neighborhood.

- The existing residential density and intensity of use of surrounding lands: The surrounding area is primarily single-family dwellings on small lots. There are restaurants and convenience stores scattered throughout the area.
- The availability and location of utility services and public facilities and services: Full urban services are available to the development.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: 6th street North and silver street are local roads. Pearl Street North, one block away, is classified as a collector road.

(7) Usable open spaces plazas, recreation areas.

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

(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 any wetlands 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 site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The area already contains sidewalks on both sides of all streets. The project will contain a pedestrian system that meets the 2045 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on September 25, 2024, the required Notice of Public Hearing signs were not posted. The agent was provided with a second set of signs that same day.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2024-724** be **APPROVED with the following exhibits:**

1. The original legal description dated July 7, 2024.
2. The original written description dated July 7, 2024.
3. The original site plan dated June 12, 2024.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-724** be **APPROVED subject to the following condition, which may only be changed through a rezoning:**

1. **A six (6) foot high, 85% opaque fence shall be constructed, and one shade tree shall be planted every 50 feet along the western property line of the parking area.**



View of main sanctuary



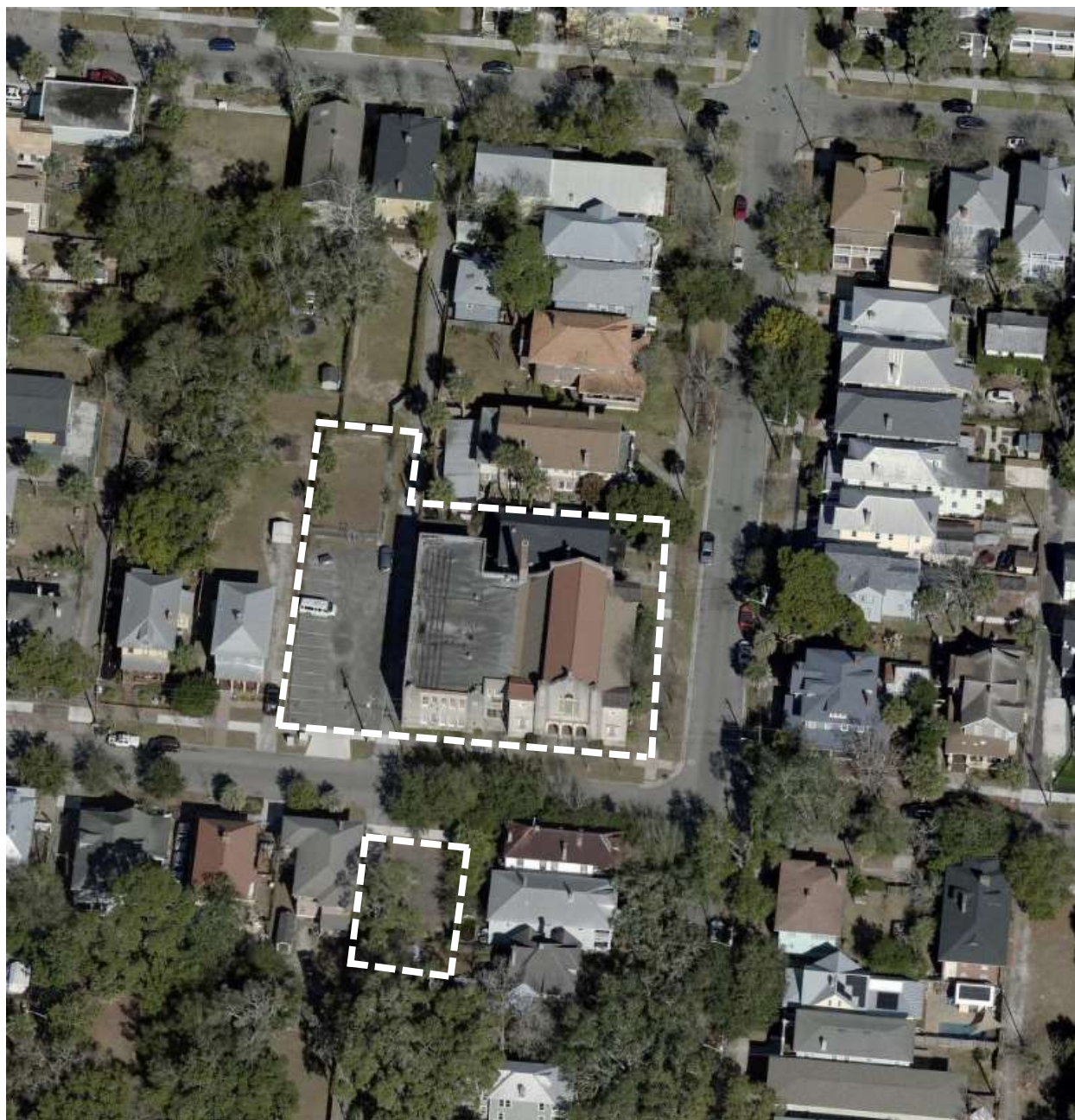
View of main sanctuary



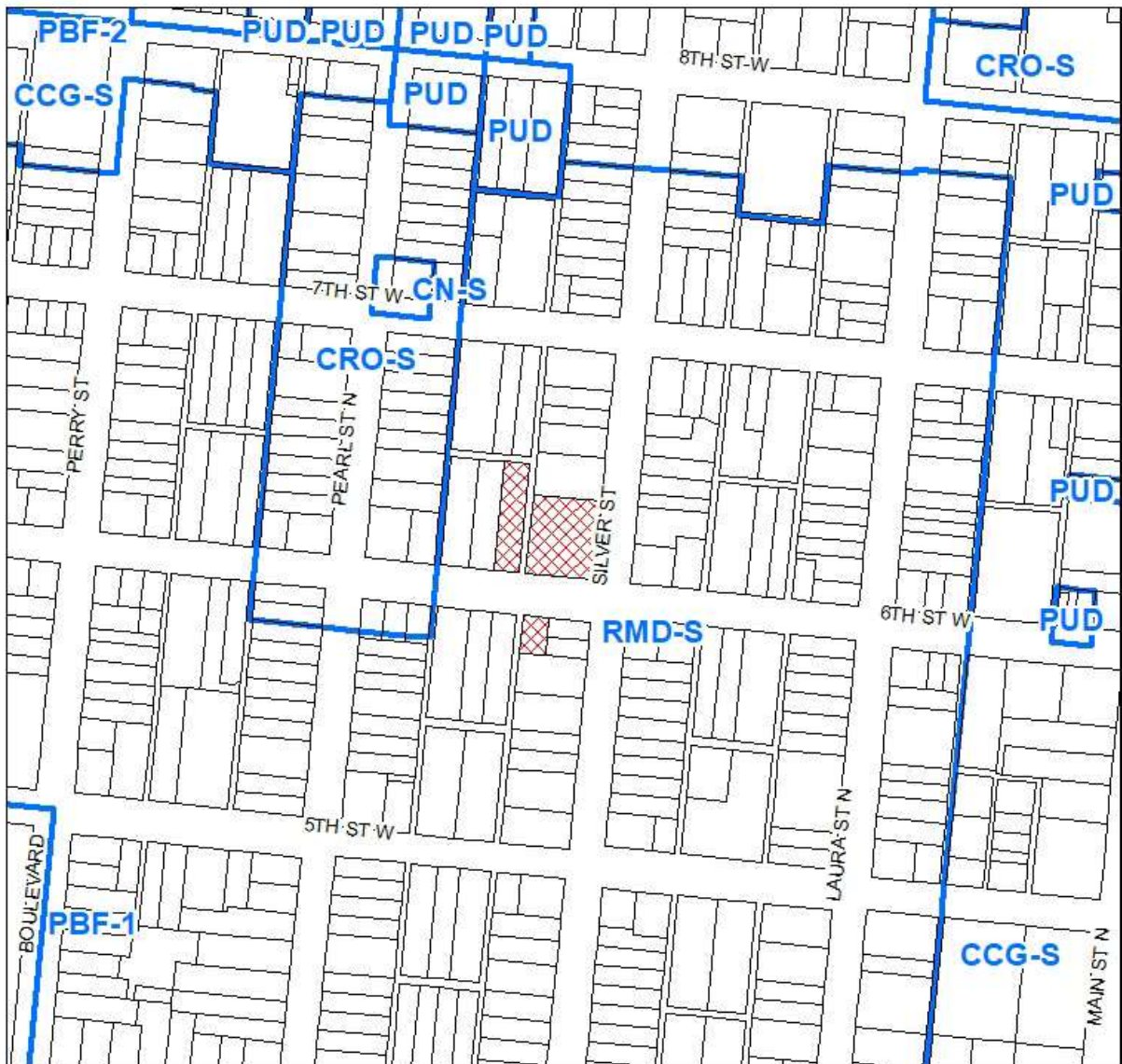
View of subject property. Existing parking lot to remain parking.



Vacant lot to be used for parking or a quadruplex building.



Aerial view of subject property

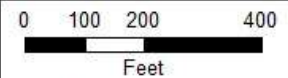
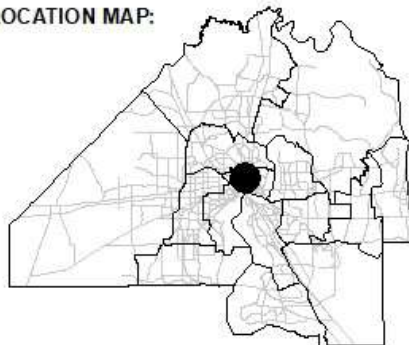


REQUEST SOUGHT:

FROM: RMD-S

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

7

ORDINANCE NUMBER

ORD-2024-0724

TRACKING NUMBER

T-2023-5054

EXHIBIT 2
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