



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

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.: 2024-15 **Application for: Braddock Road 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 with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. **The original legal description dated September 12, 2023**
2. **The original written description dated December 18, 2023**
3. **The original site plan dated September 12, 2023**

Recommended Planning Commission Conditions to the Ordinance: **None**

Planning Commission conditions: **None**

1. **A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering, the Chief of the Transportation Division, and the traffic reviewer from Development Services.**

2. **Coordination with Florida Department of Transportation: the applicant has submitted a traffic analysis report to the Florida Department of Transportation (FDOT) indicating the potential need for turn lane and/or signalization improvements at the Braddock Road/Lem Turner Road intersection as well as the potential need for improvements at Braddock Road/Dunn Avenue which will require contributions from the applicant to advance the programming and instillation of needed improvements. The applicant agrees to work with FDOT on performing additional analysis of these needs and will address needs generated by the proposed development. Upon submittal of an application to the City for Substantial Verification of the PUD, the applicant shall provide the City with confirmation from the FDOT that they have been notified of the intent to proceed with the development subject to these agreements.**
3. **Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied.**

Planning Department conditions:

1. **A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering, the Chief of the Transportation Division, and the traffic reviewer from Development Services.**
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3. **Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied.**

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
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@jacksonville.gov

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-0015 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 **2024-0015** to Planned Unit Development.

Location: 0 Braddock Road, 0 & 13951 New Kings Road

Real Estate Numbers: 002482-0100; 002472-0105; 002472-0210

Current Zoning Districts: Planned Unit Development (PUD 2020-0472)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: North, District 6

Council District: District 8

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

Owner: Curtis Hart
Hart Resources, LLC
8051 Tara Lane
Jacksonville, FL 32216

Southpoint Crossing LLC
7563 Philips Highway, Suite 208
Jacksonville, Florida. 32216

Staff Recommendation: **APPROVE W/ CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2024-0015** seeks to rezone approximately 280.55± acres of land from Planned Unit Development (PUD 2020-0472) to Planned Unit Development.

The current PUD allows for a residential development with a total of 409 units with a mix of 50 & 60 foot-wide lots being a mix of 4,600 square feet, 5,750 square feet, and 6,900 square feet. The proposed PUD seeks to allow for a maximum of 436 units that are on forty (40) and fifty (50) foot wide lots with minimum lot sizes matching the previously approved 4,600 square foot and 5,750 square foot sizes. The applicant states in the application that the request for smaller lots is to create a site plan with an efficient layout for the current market.

The PUD differs from the standard zoning districts by allowing a variety of lot areas and widths under one zoning district, as well as larger minimum lot areas than the most comparable zoning categories that meet the surrounding lot characteristics. Additionally, the PUD seeks to allow for a maximum lot coverage of 60% compared to the standard 50% in order for larger homes to be built on the smaller lot sizes compared to the standard codes.

The previous PUD 2020-0472 was approved with the following conditions:

- 1.) A traffic study must be provided for the proposed development. The traffic study shall determine the need for left and right turn lanes on Braddock Road at the proposed entrance roads and the need for left turn lanes on the entrance road at the proposed internal intersections. The traffic study shall also include a traffic signal warrant analysis for the intersection of Braddock Road and the proposed entrance road. The traffic study shall also include a traffic impact analysis/traffic signal warrant analysis for the Braddock Road/Dunn Avenue intersection as well as the Braddock Road/Lem Turner Road intersection. Any required turn lane shall be built to FDOT standards.
- 2.) Coordination with Florida Department of Transportation: the applicant has submitted a traffic analysis report to the Florida Department of Transportation (FDOT) indicating the potential need for turn lane and/or signalization improvements at the Braddock Road/Lem Turner Road intersection as well as the potential need for improvements at Braddock Road/Dunn Avenue which will require contributions from the applicant to advance the programming and instillation of needed improvements. The applicant agrees to work with FDOT on performing additional analysis of these needs and will address needs generated by the proposed development. Upon submittal of an application to the City for Substantial Verification of the PUD, the applicant shall provide the City with confirmation from the FDOT that they have been notified of the intent to proceed with the development subject to these agreements.
- 3.) Minimum lot width shall be 50 feet.
- 4.) Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either; (a) and affidavit documenting that all conditions to the development order have been satisfied; or (b) a detailed agreement for the completion of all conditions to the development order.

Staff has reviewed the previously approved PUD Conditions and determined that the first condition should be updated to reflect the Traffic Memorandum dated January 29, 2024; the second condition should remain to ensure coordination with FDOT; the third condition should be removed as the

smaller lots have become common in the surrounding area as detailed in the report below; and the fourth condition shall remain to ensure compliance with the conditions.

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 PUD consistent with the 2045 Comprehensive Plan?

The 280.55-acre subject site is located on the north side of Braddock Road, a collector roadway, between Dunn Avenue (SR-104) and Lem Turner Road (SR-115), both minor arterial roadways. The site is in Planning District 6, Council District 8, and is in the Suburban Development Area. The site is in the LDR land use category.

According to the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Suburban Area is intended to provide for low density residential development. The maximum gross density in the Suburban Area shall be 7 units/acre when centralized potable water and wastewater services are available to the site and there shall be no minimum density. The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available. The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.

The proposed Planned Unit Development (PUD) would allow for a residential development of one-story and two-story fee simple homes on forty foot and fifty foot wide lots with two car garages. The applicant proposes 436 single family units across 280 acres. This is below the density threshold for the Low Density Residential land use category and is consistent with the goals and objectives of the 2045 Comprehensive Plan.

(B) Does the proposed rezoning further the goal, objectives and policies of the 2045 Comprehensive Plan?

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.

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.

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.

Objective 1.6 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

Airport Environment Zone

The site is located within the 500-foot, 300-foot, and 150-foot Height and Hazard Zone for the Jacksonville International Airport. Zoning will limit development to a maximum height of 500, 300, or 150 feet respectively, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

(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): Low Density Residential (LDR). The Planning and Development Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated below:

(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.

Currently, there is nothing in the Concurrency system regarding this proposed subdivision project. The agent/owner would need to submit a Mobility application and a CCAS / CRC application to the Concurrency & Mobility Management System Office for our review, assessment, approval.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcel for a residential 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. An evaluation of the internal compatibility of a proposal Planned Unit Development shall be based on the following factors:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The PUD will provide recreation/common area as required by Section 656.420 of the Zoning Code. The site plan depicts this area as a 4.59-acre area shown as “recreational area” located near the pond in the center of the development.

The use of existing and proposed landscaping: Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code.

The treatment of pedestrian ways: Sidewalks will be provided to the extent required by the Zoning Code and Comprehensive Plan.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Braddock Road. The City’s Traffic Engineer has reviewed the proposal and left the following comments:

- 1.) A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net).
- 2.) The typical street cross section for the Residential Local Subdivision Streets shall match that found in City Standard Details for City of Jacksonville, Plate P-127.
- 3.) The cross section for the spine road, Braddock Lakes Drive on Exhibit E, between Braddock Road and Thaddeus Drive, shall match that found in City Standard Details for City of Jacksonville, Plate P-126 or as otherwise approved by the Transportation Planning Division.

The use and variety of building setback lines, separations, and buffering: The applicant proposes the same development standards for the single-family dwellings for conventional zoning districts outlined in Section 656.305 of the Zoning code with the exception of maximum lot coverage will be allowed up to 60%.

The form of ownership proposed for various uses: All common areas will be maintained by an Owners Association.

The variety and design of dwelling types: The proposed residential parcel will contain a maximum of 436 single-family dwelling units—which will range from Forty-foot wide lots with an area of 4,600 square feet to Fifty-foot wide lots with an area of 5,750 square feet. There will be a maximum of 269 Forty-foot wide lots and 167 Fifty-foot wide lots.

(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 is surrounded by acres of undeveloped land with a few properties developed with Single-family dwellings with lots of minimum 1 acre in size. Planned Unit Development 2021-0532 just to the south of the subject property is mixed-use development that allows for up to 1,783 single-family dwelling units throughout a 1,508-acre project area. The minimum lot size for up to 40% of all lots within the PUD is 40 feet wide and 4000 Square feet which is similar to the proposed lots within the requested PUD. The PUD to the north of the site (PUD 2023-0658) allows for 40-foot wide lots with a maximum of 65% lot coverage which are similar characteristics to what is proposed under the proposed PUD development.

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	MU/RR	PUD-2023-0658 PUD-2022-0140	Vacant Timber/ Approved Mixed Use Master Planned Development
South	MU	PUD: 2021-0532	Vacant Timber/ Approved Mixed Use Master Planned Development
East	MU	PUD-2023-0658	Vacant Timber/ Approved Mixed Use Master Planned Development
West	AGR/CSV	AGR/ CSV	Single Family Dwellings/ Conservation

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category and will be developed with a maximum of 436 units, a total density of 1.55 units per acre. The PUD is appropriate at this location given the recent trend in approvals for smaller lot sizes, to provide a variety of housing types within the area.

The availability and location of utility services and public facilities and services:

The subject site will be serviced by JEA for city water. According to the JEA Service Availability Letter dated September 18, 2023 the site's closest connection points are an existing 16-inch water

main along Braddock Road approx. 1,300 feet north of Sandle Drive and sewer connection from an existing 12-inch force main along Braddock Road approx. 1,300 feet north of Sandle Drive. Final project design will be required to meet the JEA Design Standards in effect at the time of construction plan approval.

(7) Usable open spaces plazas, recreation areas.

The project will be developed, in regards to recreation and open space, in accordance with Section 656.420 of the Zoning Code and Policy 2.2.3 as applicable of the Recreation and Open Space Element of the 2045 Comprehensive Plan.

Furthermore, The PUD will provide recreation/common area as required by Section 656.420 of the Zoning Code. The site plan depicts this area as a 4.59-acre are shown as “recreational area” located near the pond in the center of the development.

Recreation and Open Space Element

Policy 2.2.2 The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

Policy 2.2.5 All multiple-family developments of 100 units or more shall provide 150 square feet of active recreation area per dwelling unit. There may be one area for each 100 units, or the areas may be combined, subject to approval by the Planning and Development.

(8) Impact on wetlands

Review of city data indicates the potential existence of wetlands on the subject site and as such, a wetlands survey has been provided by the applicant that indicates the location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site.

Wetlands Characteristics

General Location(s): Map provided by applicant. See Figure 1.

Value: The wetland has a medium functional value for water filtration attenuation and flood water capacity due to its isolation, size and having an indirect impact on the City’s waterways.

Soil Types/Characteristics: Pamlico Muck, depressional, 0 to 1 percent slopes (49) – Pamlico Muck consists of poorly drained soils formed of decomposed organic materials. Generally, the water table is at a depth of 6 to 12 inches. Slopes range from 0 to 2 percent.

Pelham fine sand (51) – This soil series consists of nearly level, poorly drained soils formed in thick deposits of sandy and loamy marine sediments. They are located on flats and are moderately permeable and moderately slowly permeable. The water table is at a depth of 12 inches on flats and at or above the surface in depressions. Slopes range from 0 to 2 percent. Wetland vegetation for this soil grows when the water table is close or at the soil surface; generally in depressions.

Sapelo fine sand (63) – This soil series consists of nearly level, poorly drained soils. These soils formed in thick loamy and sandy sediments. They are in flatwoods. The soils are moderately slowly permeable. Generally, the high water table is at a depth of 6 to 18 inches. Slopes are linear and range from 0 to 2 percent. The Sapelo soils are sandy, siliceous, thermic Ultic Alaquods.

Surrency loamy fine sand, depressional (66) – This soil series consists of nearly level, very poorly drained soils and are formed in thick sandy and loamy marine sediments. The soils occur in depressions and are subject to frequent flooding for brief periods. The soils are moderately permeable and moderately slowly permeable. The water table is usually at or above the soil surface for very long periods. Slopes are concave and range from 0 to 2 percent.

Yulee Clay, depressional (86) – This soil series consists of nearly level, very poorly drained soils. These soils formed in thick clayey marine sediments. They are on floodplains and in depressions. The soils are very slowly permeable. In areas in depressions, the high water table generally is at or above the surface for very long periods. In areas on floodplains, the high water table generally is at or near the surface and the areas are subject to frequent flooding for long periods. The Yulee soils are fine-loamy, mixed, thermic Typic Endoaquolls.

Dorovan muck, depressional, 0 to 2 percent slopes (87) – This soil series consists of nearly level, very poorly drained soils that are sandy and have organic materials in the upper part and are loamy in

the lower part. They occur throughout the county. The soils are ponded for long periods. Donovan soils are in depressions.

Wetland Category: Category III

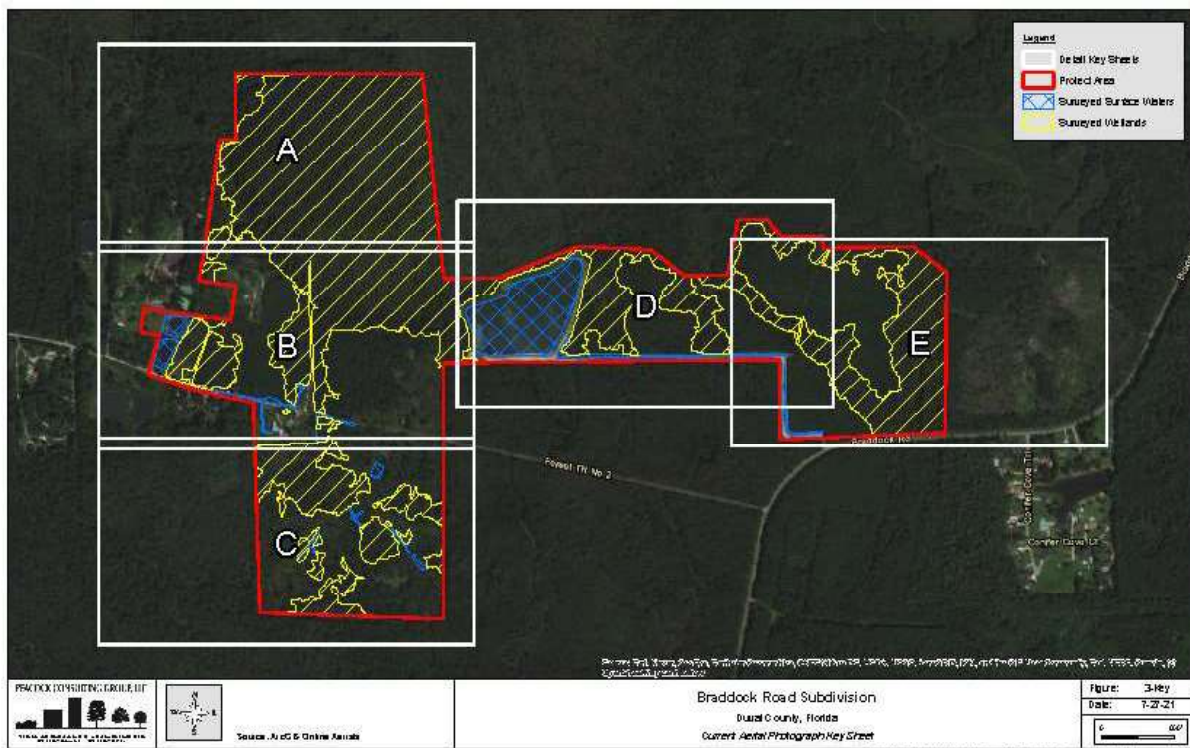
Consistency of Permitted Uses: All uses consistent with CCME Policies 4.1.3 and 4.1.6

Environmental Resource Permit (ERP): ERP #166456-2

Wetlands Impact: Site plan indicates that the applicant will not impact or develop the wetlands identified in this report.

Associated Impacts: Approximately 83.1 acres of wetlands coincide with AE flood zones.

Relevant Policies: Policy 4.1.3; Policy 4.1.6. For more information regarding the Conservation/Coastal Management Element please see the Land Use Memo dated January 22, 2024.



(9) Listed species regulations

The project is greater than the 50-acre threshold. A combined vegetative, wildlife, wetland survey conducted by Peacock Consulting Group, LLC was provided with the application. Although the native habitat is favorable, no listed species or signs of listed species were identified on-site. If any protected species are to be found on the subject site during construction, any removal or displacement, if allowable, of the species must meet all applicable regulations.

(10) Off-street parking including loading and unloading areas.

The site will be developed 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. Additionally, the PUD may provide more parking than is required, should the owner or developer deem it necessary and appropriate.

(11) Sidewalks, trails, and bikeways

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

Pursuant to Policy 4.1.5 of the Transportation Element of the 2045 Comprehensive Plan, the applicant must provide for convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **January 31, 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 **2024-0015** be **APPROVED** with the following exhibits:

- The original legal description dated September 12, 2023**
- The original written description dated December 18, 2023**
- The original site plan dated September 12, 2023**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2024-0015** be **APPROVED WITH THE FOLLOWING CONDITIONS.**

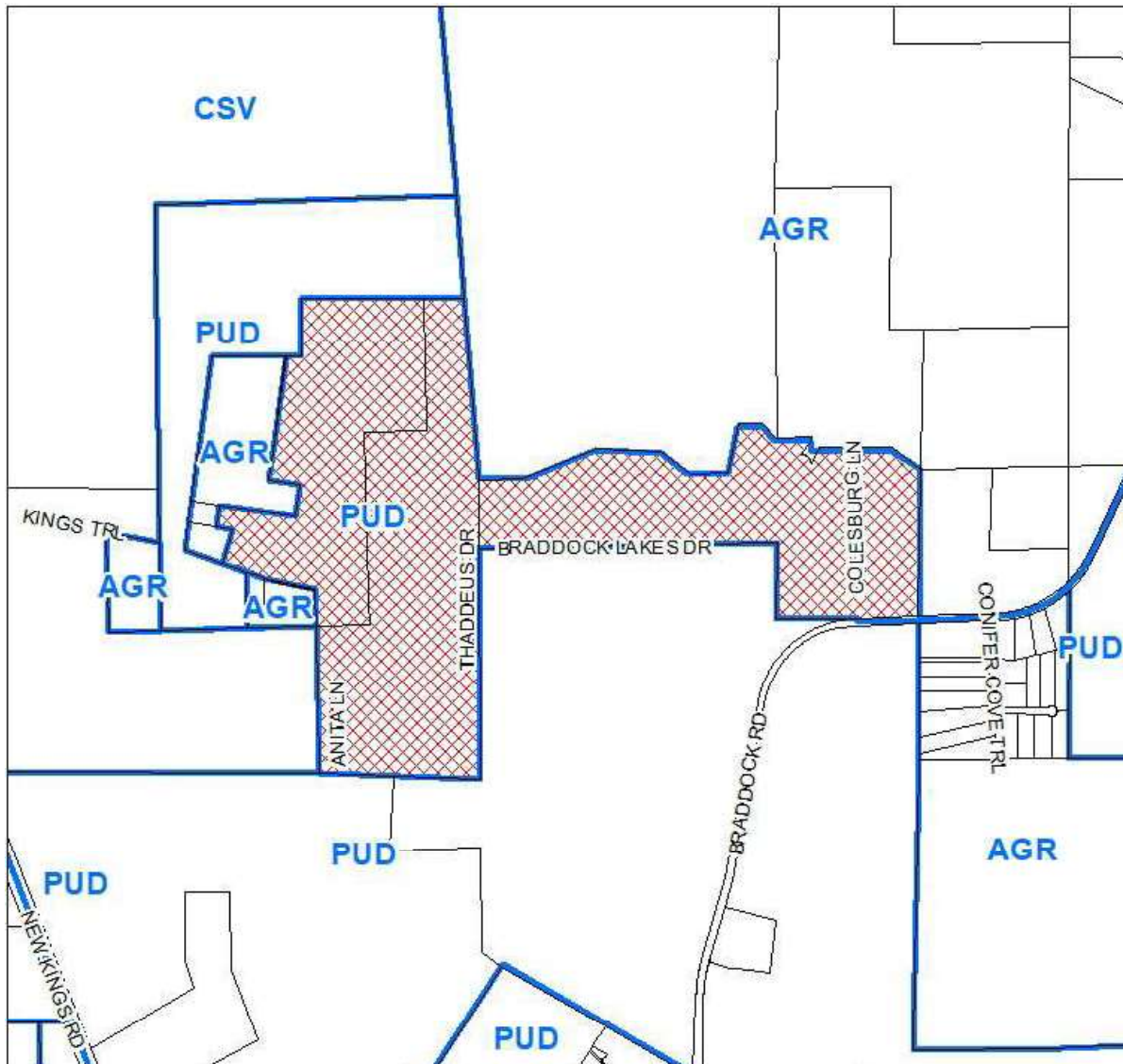
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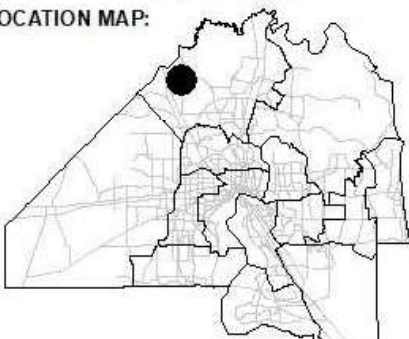



Aerial View



View of the Subject Site from Braddock Road



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 500 1,000 2,000</p> <p>Feet</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2024-0015</p>	<p>TRACKING NUMBER</p> <p>T-2023-5208</p>	<p>COUNCIL DISTRICT:</p> <p>8</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Legal Map