



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.: 2024-353 **Application for: Cassie Oaks Plantation 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 Condition**

Planning Commission Recommendation: **Approve with Condition**

This rezoning is subject to the following exhibits:

1. **The original legal description dated March 5, 2024.**
2. **The original written description dated February 28, 2024.**
3. **The original site plan dated February 15, 2024.**

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

Planning Commission conditions:

1. **Western parcel (Lots 1-12) shall provide a minimum fifteen foot rear yard setback**

Planning Department conditions:

1. **Western parcel (Lots 1-12) shall provide a minimum twenty-foot rear yard setback**

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: **There was one speaker in opposition whose concerns were privacy in her backyard and the possible removal of trees. The agent requested the condition be changed to 15 feet, and the Department had no opposition. There was 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	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
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-353 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 **2024-353** to Planned Unit Development.

Location: 8427, 8467 Cassie Road between Perkins place and terminus of Cassie Road

Real Estate Number(s): 008727-0020, 008727-0040

Current Zoning District(s): Residential Low Density-90 (RLD-90)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Northwest, District 5

Council District: District 12

Applicant/Agent: Reynold Peterson
Alpha Southeast, Inc.
6722 Arlington Expressway
Jacksonville Florida 32211

Owner: Vince Pessoland
Theograce Holdings, LLC
3454 St. Johns Bluff Road South, Suite 225
Jacksonville Florida 32224

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2024-353 seeks to rezone approximately 4.36 acres of land from RLD-90 to PUD. The rezoning to PUD is being sought for a maximum of 24 single family lots. The western lots will be a minimum of 4,000 sq. ft. and 40 ft. in width. The eastern lots will be a minimum of 5,000 sq. ft. and 50 ft. in width.

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 Low Density Residential (LDR) 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. 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. New residential subdivisions in LDR should be designed in such a way as to reduce the number of Vehicles Miles Travelled, and cul-de-sacs should be avoided. LDR in the Urban and Suburban areas is intended to provide for low density residential development. The maximum gross density in the Urban and Suburban Areas shall be 7 units/acre when centralized potable water and wastewater services are available to the site and there shall be no minimum density; except as otherwise provided. The proposed PUD would allow for the construction of 24 single family homes with a density of 5.5 units/acre. 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
- Site layout

Policy 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.

Policy 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 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). 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.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a maximum of 24 single family lots. 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: The written description and site plan indicate the development will have a similar streetscape as the surrounding residential subdivisions.
- Traffic and pedestrian circulation patterns: The site plan shows a single road terminating in a cul-de-sac, similar to the subdivisions to the east.

The subject site is approximately 0.65 acres and is accessible by McDuff Avenue, a minor arterial facility. McDuff Avenue from I-10 to Commonwealth Ave is currently operating at 37% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 25,200 (vpd) and average daily traffic of 9,346 vpd.

The applicant requests 0.65 acres of industrial (ITE Code 151), which could produce 41 daily trips.

This application was forwarded to the Transportation Planning Division and the provided the following comments:

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.

This application was forwarded to the City's Traffic Engineer and they provided the following comments:

- Sidewalks internal to the subdivision shall meet the requirements given in the City of Jacksonville Code of Ordinances Section 654.133 (e) and (f).
- The typical street cross section shall match that found in the Land Development Procedures Manual Volume 3: Standard Details, Plate P-127.

- The use and variety of building setback lines, separations, and buffering: The written description contains setbacks which are pulled directly from the Zoning Code for single family dwellings, ensuring compatibility with the adjacent 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:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The PUD shows single family lots adjacent to single family lots. **Staff is recommending the lots on the west side increase the rear yard setback from 10 feet to 20 feet. This will mitigate for the twelve lots that will back up to the adjacent lot.**
- 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	LDR	RLD-60	Single family dwellings
South	LDR	RLD-60 RLD-90	Single family dwellings Single family dwellings
East	LDR	RLD-60	Single family dwellings
West	LDR	RLD-90	Single family dwellings

(6) Intensity of Development

The proposed development is consistent with the Low Density Residential (LDR) functional land use category as a single family subdivision. The PUD is appropriate at this location because it will offer additional housing options at a similar density as the surrounding area.

- The availability and location of utility services and public facilities and services: The development will be served by JEA water and sewer. Water and sewer mains are located 240 feet to the east at Perkins Road.

(7) Usable open spaces plazas, recreation areas.

As there are 24 lots, no recreation will be required.

(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. However, 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.

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 30, 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 2024-353 be **APPROVED with the following exhibits:**

1. The original legal description dated March 5, 2024.
2. The original written description dated February 28, 2024.
3. The original site plan dated February 15, 2024.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2024-353 be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. Western parcel (Lots 1-12) shall provide a minimum twenty-foot rear yard setback.



Aerial view of the subject property



Source: Planning & Development Department, 5/30/2024

View of the subject property and existing single-family dwelling from Cassie Road.



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-90</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	
<p>ORDINANCE NUMBER</p> <p>ORD-2024-0353</p>	<p>TRACKING NUMBER</p> <p>T-2023-5391</p>	<p>COUNCIL DISTRICT:</p> <p>12</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>