



Daniel Blanchard	Aye
Jordan Elsbury	Aye
David Hacker	Aye

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

Sincerely,



Bruce E. Lewis  
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City of Jacksonville - Planning and Development Department  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2022-0857 TO**  
**PLANNED UNIT DEVELOPMENT**

**APRIL 20, 2023**

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 **2022-0857** to Planned Unit Development.

***Location:*** 12045 Aladdin Road, between Aladdin Terrace and Marbon Road

***Real Estate Number:*** 158113 0005

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

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

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

***Planning District:*** Southeast, District 3

***Applicant/Agent:*** Steve Diebenow, Esq.  
Driver, McAfee, Hawthorne and Diebenow, PLLC  
One Independent Drive, Suite 1200  
Jacksonville, FL 32202

***Owner:*** Helen Dunn  
11909 Triple Crown Road  
Reston, VA 20191

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

**GENERAL INFORMATION**

Application for Planned Unit Development **2022-0857** seeks to rezone approximately 8.14± acres of land from Rural Residential-Acre (RR-Acre) to a Planned Unit Development (PUD). The rezoning to a PUD is being sought to allow for a maximum of 20 single-family dwelling units. The proposed lots will be a minimum width of 90 feet, with a square footage of 9,900 sq. ft.

After receiving feedback from surrounding neighbors, the following are additional requirements and restrictions of the proposed PUD:

- Golf courses, country clubs, and borrow pits are prohibited uses.

- Single family dwellings on lots 2, 3, 4, 5, 8, and 16 shall not exceed one story in height.
- A minimum eight foot tall, eighty-five percent opaque fence and ten foot landscape buffer are required along the interior boundary lines of the property.

Located within the Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan, the proposed density of the project will not exceed the land use category's seven units per acre.

### **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 2030 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 2030 Comprehensive Plan. LDR land use in the Suburban Development Area is intended to provide for low-density residential development. Principal uses in the LDR land use category in the Urban Development Area include single-family and multi-family dwellings.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

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

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 (FLUE):**

##### **Policy 1.2.9**

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.

The subject property is located in the Suburban Development Area and the proposed development shall connect to City water and sewer.

**Objective 3.1**

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

The proposed rezoning at the subject site would directly address projected growth within the general vicinity by providing for a greater variety of housing options for local citizens.

**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.

The proposed rezoning to a PUD would allow for residential infill on traditionally vacant and underutilized parcels in the area. The PUD will also allow for a greater variety of residential lots—which directly will address the housing needs of City residents.

**Recreation and Open Space Element (ROSE):**

**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.

The proposed rezoning shall adhere to the policy mentioned herein once development of the site commences.

***(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 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 currently within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). Nonetheless, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 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 single-family dwelling development. Moreover, 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 with specific reference to the following:

**The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:** Recreation standards shall be in accordance with the 2030 Comprehensive Plan.

**The use of existing and proposed landscaping:** The subject site will be developed in accordance with Part 12 of the Zoning Code with the following additional landscaping required: a minimum eight foot tall, eighty-five percent opaque fence and ten foot landscape buffer are required along the interior boundary lines of the property.

***(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 located at the corner of Aladdin Road and Aladding Terrace, where single-family dwellings are

the predominate use. As such, the subject site will preserve the residential character of the area by offering a greater assortment of lot sizes and housing product. 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>
North	LDR	RR-Acre	Single-Family Dwellings
South	LDR	RLD-100A/RR-Acre	Utilities, Office
East	LDR	RR-Acre	Single-Family Dwellings
West	LDR	RR-Acre	Single-Family Dwellings

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

The proposed development is consistent with the LDR 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.

**The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:** The subject site is approximately 8.14 acres and is accessible from Aladdin Rd, a collector facility. Aladdin Rd between Marbon Rd and Julington Creek Rd is currently operating at 25.8% of capacity. This segment currently has a maximum daily capacity of 11,232 vehicles per day (vpd) and average daily traffic of 2,900 vpd.

The applicant requests 20 dwelling units of single family (ITE Code 210), which could produce 189 daily trips.

This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan.

**School Capacity:**

Based on the Development Standards for impact assessment, the 8.14± acre proposed PUD rezoning has a development potential of 20 single-family dwelling 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.

Per ILA Policy 5.4.1.4 (g) this project renders a de minimus impact and is exempt from the requirements of school concurrency.

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

The project will be developed in accordance with Section 656.420 of the Zoning Code and Policy 2.2.4 as applicable of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

***(8) Impact on wetlands***

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 parking requirements will be consistent with the requirements of Part 6 of the Zoning Code, with the exception that no off-street parking shall be required as set forth in Section 656.604.

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

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **April 12, 2023** 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 **2022-0857** be **APPROVED with the following exhibits:**

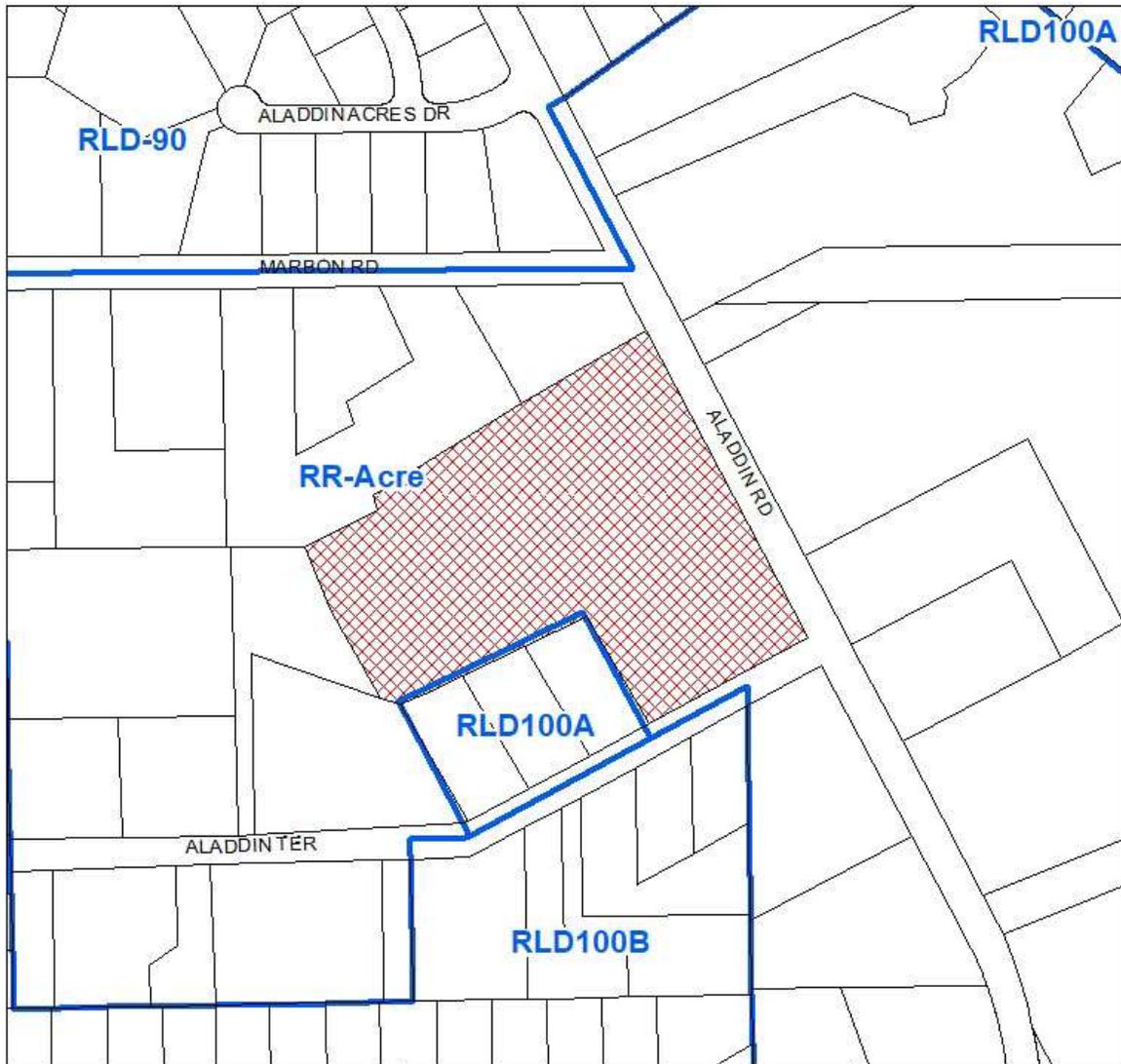
- The original legal description dated January 26, 2023.
- The original written description dated February 7, 2023.
- The original site plan dated January 17, 2023.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-0857** be **APPROVED.**





*Source: Planning & Development Department, 12/21/2022*  
**View of the subject property Aladdin Road.**



<p>REQUEST SOUGHT:</p> <p><b>FROM: RR-ACRE</b></p> <p><b>TO: PUD</b></p>	<p>LOCATION MAP:</p>	<p>0 100 200 400          Feet</p> <p>COUNCIL DISTRICT:  <b>6</b></p>
<p>ORDINANCE NUMBER  <b>ORD-2022-0857</b></p>	<p>TRACKING NUMBER  <b>T-2022-4486</b></p>	<p><b>EXHIBIT 2</b>  <b>PAGE 1 OF 1</b></p>