

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
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May 18, 2023

The Honorable Terrance Freeman, 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.: 2023-229**                                      **Application for: 50<sup>th</sup> Street East PUD**

Dear Honorable Council President Freeman, 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**

Planning Commission Recommendation:                                      **Approve**

This rezoning is subject to the following exhibits:

1. The original Legal Description dated March 20, 2023.
2. The original Written Description dated February 24, 2023.
3. The original Site Plan dated November 15, 2023.

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

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

Alex Moldovan, Chair    Aye

Ian Brown, Vice Chair     Aye

Jason Porter, Secretary     Aye

Marshall Adkison    Absent

Daniel Blanchard	Aye
Jordan Elsbury	Aye
David Hacker	Aye
Morgan Roberts	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  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2023-0229 TO**  
**PLANNED UNIT DEVELOPMENT**

**MAY 5, 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 **2023-0229** to Planned Unit Development.

<b><i>Location:</i></b>	0 50 <sup>th</sup> Street E
<b><i>Real Estate Number:</i></b>	029937 1000
<b><i>Current Zoning District:</i></b>	Residential Low Density-60 (RLD-60)
<b><i>Proposed Zoning District:</i></b>	Planned Unit Development (PUD)
<b><i>Current Land Use Category:</i></b>	Low Density Residential (LDR)
<b><i>Planning District:</i></b>	Northwest, District 5
<b><i>Applicant/Agent:</i></b>	Catherine Yorgey, P.E. Roberts Civil Engineering 14600 Whirlwind Avenue, Suite 119 Jacksonville, FL 32218
<b><i>Owner:</i></b>	Tom Cassaro Habitat For Humanity 2404 Hubbard Street Jacksonville, FL 32206
<b><i>Staff Recommendation:</i></b>	<b>APPROVE</b>

**GENERAL INFORMATION**

Application for Planned Unit Development **2023-0229** seeks to rezone approximately 1.98 acres of vacant property from RLD-60 to PUD. The property is in the Low Density Residential (LDR) land use category within the Urban Area of the Future Land Use Element of the 2045 Comprehensive Plan. The purpose of this Planned Unit Development (PUD) proposal is for a maximum of 11 tiny single-family homes/units, including a community center and picnic area, for veteran housing.

The site is located at 0 50<sup>th</sup> Street E, between Main Street N and Buffalo Avenue. The subject property has frontage on 50<sup>th</sup> Street E, a local roadway.

### **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 2045 Comprehensive Plan?***

Yes. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds the subject property to be located in the Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2045 Comprehensive Plan.

According to the Future Land Use Element (FLUE), LDR in the Urban Area is intended to provide for low density residential development. Single family dwellings are a principal use in the LDR land use category. The maximum allowable density for the LDR land use category is seven (7) units/acre when full urban services are available.

Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

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

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 (FLUE):**

##### **Policy 1.2.8**

Require new development and redevelopment in the Central Business District (CBU), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is

available to the site.

The subject property is located in the Urban 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 residents. 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 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 3.1.5**

The City shall provide opportunities 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 will directly 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, as the application's site plan contains a community center and a picnic area.

***(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 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 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 2045 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.

As of May 3<sup>rd</sup>, 2023 there is nothing in the *Concurrency and Mobility Management System (CMMSO)* regarding 50<sup>th</sup> Street E Veteran's Village PUD. However, after reaching out to the applicant about the matter, they contacted the Concurrency's Office regarding obtaining and submitting 2 applications---a Mobility application and a CRC application.

*(3) Allocation of residential land use*

This proposed Planned Unit Development intends to utilize the subject parcel for a tiny single-family dwelling development for veterans.

*(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 Section 656.420(c) of the Zoning Code.

**The use of existing and proposed landscaping:** The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced via 50<sup>th</sup> Street E. Additionally, FDOT has no comments on the proposed 50th St E Veterans Village PUD rezoning.

***(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 on 50<sup>th</sup> Street E, where single-family dwellings are the predominate used just south of the property. As such, the subject site will preserve the residential character of the area by offering a multitude of tiny home units and housing products. 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	LI	IL	Vacant, Warehouse
South	LDR	RLD-60	Single-Family Dwellings
East	LI/LDR	IL/RLD-60	Vacant/ Single-Family Dwellings
West	CGC	CCG-1/2	Shopping Center/Vacant

***(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. Water, sewer, and electric connections to be consistent with JEA design standards, processes, and procedures. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

**The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:** 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. Staff supports the Transportation Planning Division’s **conditions:**

- If the internal roadway system is to be dedicated to the City of Jacksonville, it shall be built to city standards, including cul-de-sacs at each end.
- If the internal roadway system is to be dedicated to the City of Jacksonville, the proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.
- The backup distance for 90 degree parking is 24’.
- If the internal roadway system is to be dedicated to the City of Jacksonville, there shall be no parking created in the right of way.

*(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 2045 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 is Section 656.604.

*(11) Sidewalks, trails, and bikeways*

Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **April 19<sup>th</sup>, 2023** by the Planning and Development Department, the required Notice of Public Hearing sign **was** posted.



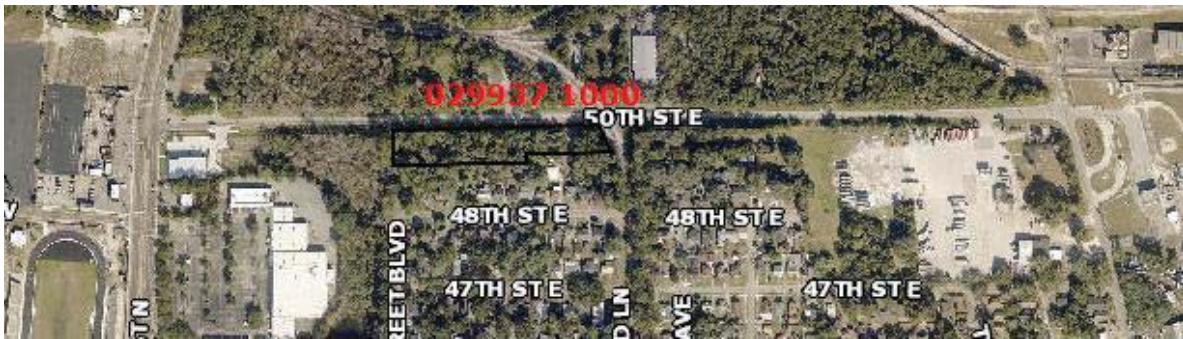


**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2023-0229** be **APPROVED** with the following exhibits:

- The **Revised Legal Description** dated March 20, 2023.
- The **original Written Description** dated February 24, 2023.
- The **original Site Plan** dated November 15, 2023.
- The **Transportation Planning Memo** dated April 28, 2023.

**Aerial View**



Source: JaxGIS Map

**View of Subject Property**



Source: Planning & Development Department  
Date: 04/19/2023

**Property Facing East**



Source: *Planning & Development Department*  
Date: *04/19/2023*