



Daniel Blanchard	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  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2023-426 TO**  
**PLANNED UNIT DEVELOPMENT**

**AUGUST 17, 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 **2023-426** to Planned Unit Development.

***Location:*** 730 Mandalay Road between Altama Road and  
Tonga Drive

***Real Estate Number(s):*** 136625-0000

***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:*** Greater Arlington/Beaches, District 2

***Applicant/Agent:*** Jason Gabriel, Esq.  
Burr Foreman, LLP  
50 North Laura Street, Suite 3000  
Jacksonville Florida 32202

***Owner:*** Holiday Hill Baptist Church, Inc.  
730 Mandalay Road  
Jacksonville Florida 32216

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

**GENERAL INFORMATION**

Application for Planned Unit Development 2023-426 seeks to rezone approximately 4.6 acres of land from RLD-90 to PUD. The rezoning to PUD is being sought to allow the existing church and adding day cares, single family dwellings, and community residential homes.

**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. LDR in the Suburban Area is intended to provide for low density residential development. Single-family residential is permitted at up to 7 dwelling units per acre when connected to full urban services. Churches and day cares are allowed secondary uses of the LDR land use category. The proposed PUD for a church and day care. 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 for economic benefit and enjoyment 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 1.1.22** 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.

**Policy 1.1.9** Promote the use of Planned Unit Developments (PUDs) 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.

**Objective 6.3** 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.

***(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.

***(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 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 church and day care. 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 existing streetscape will not change. No additional improvements are proposed.
- The use and variety of building setback lines, separations, and buffering: The PUD proposes setbacks in excess of the RLD standard setbacks.

***(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 area can be characterized as low intensity single family dwellings and neighborhood institutional uses. The proposed day care in conjunction with an existing church is similar in intensity to the area.
- The Comprehensive Plan and existing zoning on surrounding lands: 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 Use</b>
<b>North</b>	LDR	RLD-60	Single family dwellings
<b>South</b>	LDR	RLD-90	Church
<b>East</b>	LDR	RLD-90	Single family dwellings
<b>West</b>	PBF	PBF-1	Holiday Hill Elem School

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

The proposed development is consistent with the Low Density Residential (LDR) functional land use category as a day care and church. The PUD is appropriate at this location because it will serve the immediate neighborhood.

- The availability and location of utility services and public facilities and services: JEA water and sewer are available.
- The amount and size of open spaces, plazas, common areas and recreation areas: The site has approximately 2.3 acres of open space.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Mandalay Road is a local road, however Altama Road, which is 150 feet to the north is classified as a collector.

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

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

***(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 PUD indicates that there are 96 spaces that will be used for the church and day care.

***(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 August 17, 2023, 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 **2023-426** be **APPROVED with the following exhibits:**

1. The original legal description dated May 10, 2023.
2. The original written description dated April 9, 2023.
3. The original site plan dated May 10, 2023.

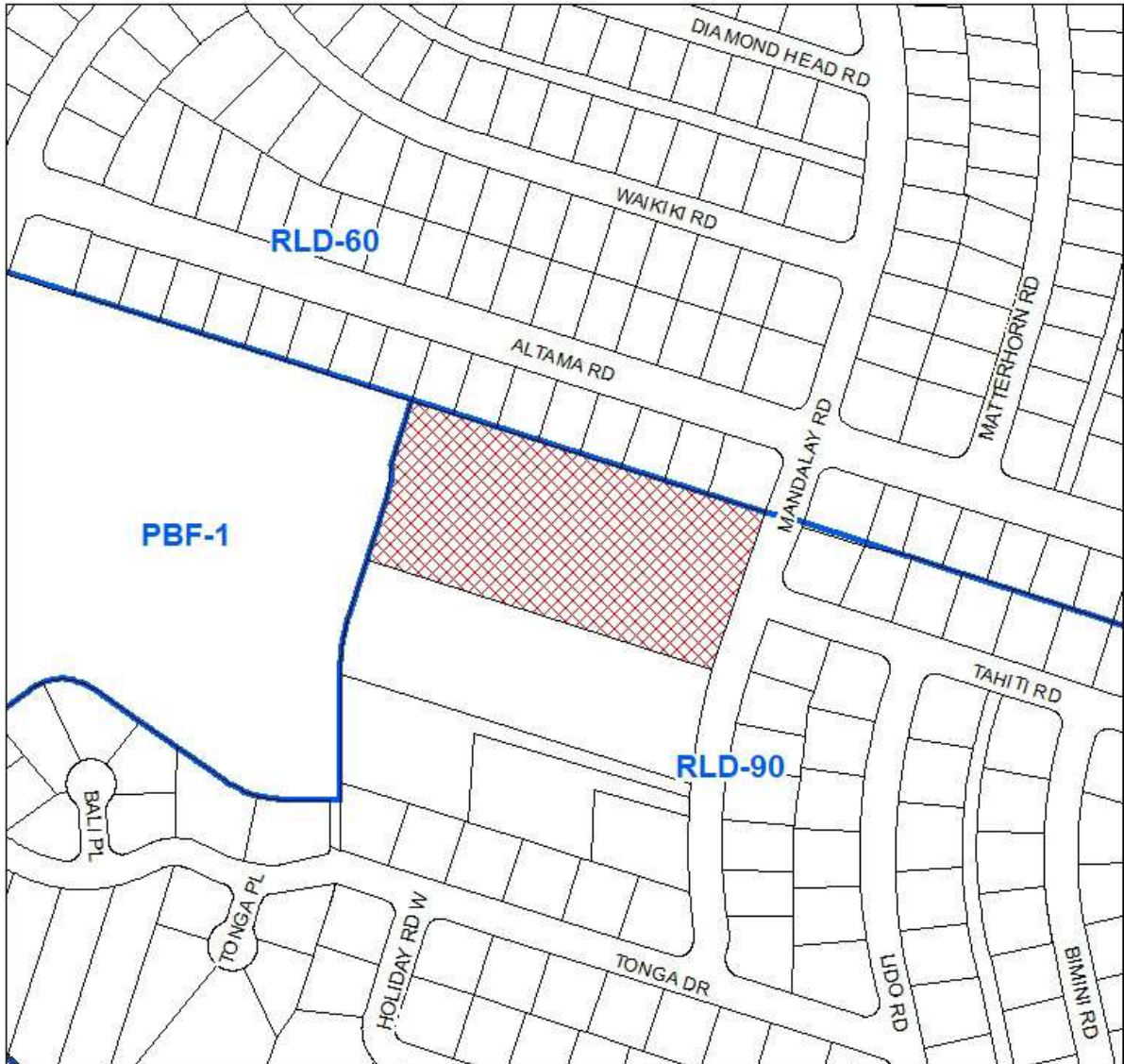


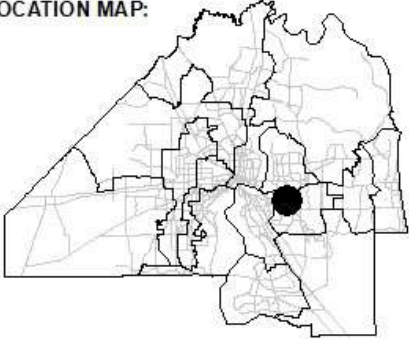
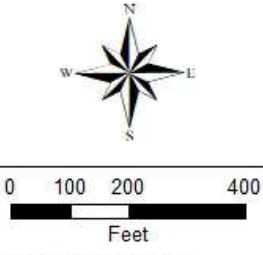
Aerial view of subject property



View of church.





<p>REQUEST SOUGHT:</p> <p><b>FROM: RLD-90</b></p> <p><b>TO: PUD</b></p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p><b>4</b></p>
<p>ORDINANCE NUMBER</p> <p><b>ORD-2023-0426</b></p>	<p>TRACKING NUMBER</p> <p><b>T-2023-4944</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>