



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning and Development Department  
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August 22, 2024

The Honorable Randy White  
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.: 2024-539      Application for: John Gorrie Row Houses PUD**

Dear Honorable Council President White, 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 April 30, 2024.
2. The original written description dated June 23, 2024.
3. The original site plan dated April 30, 2024.

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 seven speakers in opposition. Their concerns were increased flooding from new houses, no on site parking for the row houses, existing parking is limited for the area and the row houses will block views of the John Gorrie building. The Commissioners suggested the condo board consider reserving parking spaces for the 5 row houses on the property.

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	Aye
Mon'e Holder	Aye
Ali Marar	Absent
Jack Meeks	Absent

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 2024-539 TO**  
**PLANNED UNIT DEVELOPMENT**

**AUGUST 22, 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 **2024-539** to Planned Unit Development.

<b><i>Location:</i></b>	West side of Stockton Street between Myra Street and College Street
<b><i>Real Estate Number(s):</i></b>	091197-0010
<b><i>Current Zoning District(s):</i></b>	Planned Unit Development (PUD 2009-546-E)
<b><i>Proposed Zoning District:</i></b>	Planned Unit Development (PUD)
<b><i>Current Land Use Category:</i></b>	High Density Residential (HDR)
<b><i>Planning District:</i></b>	Northwest, District 5
<b><i>Council District:</i></b>	District 7
<b><i>Applicant/Agent:</i></b>	Greg Matovina Matovina Company 12443 San Jose Blvd., Suite 504 Jacksonville, Florida 32223
<b><i>Owner:</i></b>	John Gorrie Investment Group, LLC 501 Riverside Ave., Suite 900 Jacksonville, Florida 32202
<b><i>Staff Recommendation:</i></b>	<b>APPROVE</b>

**GENERAL INFORMATION**

Application for Planned Unit Development 2024-539 seeks to rezone approximately 0.23 acres of land from PUD to PUD. The rezoning to PUD is being sought to allow a maximum of five single family dwellings in lieu of the permitted commercial uses. The parcel is within the Commercial Character Area of the Riverside Avondale Zoning Overlay and the Riverside Avondale Historic District.

The current PUD, 2009-546-E, allows for 95 multi-family units, commercial and office uses and was approved with the following condition:

(a) Development shall proceed in accordance with the Development Services Division memorandum dated July 10, 2009, with condition three of the memorandum deleted, or as otherwise approved by the Planning and Development Department.

The Planning & Development Department has reviewed the conditions and does not recommend the condition be continued with this application.

### **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 High Density Residential (HDR) 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. The proposed PUD is for five single family dwellings. 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
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout
- Opportunities for physical activity, active living, social connection, and access to healthy food

***(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:

**The following additional criteria shall be considered by the Planning and Development Department, the Local Planning Agency, and the City Council when evaluating any land use or zoning application within the Riverside/Avondale Zoning Overlay District:**

*(a) Whether the proposed rezoning is consistent with the Riverside/Avondale Zoning Overlay District and the historic district regulations;*

Section 656.399.19 of the Overlay states that single family residential is allowed in any character area.

*(b) Whether the rezoning will negatively affect or alter the character of the character area or corridor;*

The rezoning will not negatively affect the character area or corridor. North and south of the subject property are single family dwellings of approximately the same size.

*(c) Whether the rezoning and subsequent future development would result in the destruction of natural resources such as wetlands, protected trees or exceptional specimen trees; and*

According to the site plan the two specimen trees located on the southern end of the parcel will not be impacted. There are no wetlands.

*(d) Whether the rezoning would have a negative affect on any contributing structures within the Riverside Avondale historic district, as defined in Section 656.399.17, historic landmark or landmark site.*

It is not expected the proposed five single family dwellings will have a negative impact on any contributing structures. The architecture will be reviewed and approved by the Historic Planning Commission. The Historic Preservation Section has reviewed the application and determined the undeveloped parcel lacks historical significance and the proposed single family houses will not have a negative impact on any historic resources.

***(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): High Density Residential (HDR). 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 five single family dwellings. 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 intended plan of development shows five single family houses with lot widths and setbacks like other residential streets in the immediate area. The streetscape will match the immediate area.

- The use and variety of building sizes and architectural styles: The parcel is within the Riverside Avondale Historic District and will be reviewed and approved by the Historic Planning Commission.
- The variety and design of dwelling types: The PUD allows only single-family dwellings, similar to existing dwellings in the immediate 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:

- The type, number and location of surrounding external uses: Single family is the primary use in the area with limited commercial uses across Stockton Street.
- 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	MDR	RMD-B	Single family dwellings
South	MDR	RMD-B	Single family dwellings
East	CGC	CCG-1	Commercial uses
West	HDR	PUD (09-546)	Multi-family dwellings

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

The proposed development is consistent with the High Density Residential (HDR) functional land use category with five single-family dwellings. The PUD is appropriate at this location because it maintains the existing density and the streetscape of the area.

- The availability and location of utility services and public facilities and services: According to the Duval County School District, the project is de minimis.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Both Stockton Street and College Street are classified as collectors. There will be adequate access for future residents.

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

Pursuant to Section 656.420, the project is not required to provide a 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 is not providing on-site parking for the residential dwellings. There are approximately 16 public parking spaces in front of the PUD on Stockton Street.

***(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 12, 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 **2024-539** be **APPROVED with the following exhibits:**

1. The original legal description dated April 30, 2024.
2. The original written description dated June 23, 2024.
3. The original site plan dated April 30, 2024.





Aerial view of subject property





View of subject property from Myra Street



View of commercial building across from subject property

