

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2016-5 TO

PLANNED UNIT DEVELOPMENT

FEBRUARY 4, 2016

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 **2016-5** to Planned Unit Development.

Location: East side of Townsend Boulevard between US Open Boulevard and Ft. Caroline Road

Real Estate Number(s): 111362-0500

Current Zoning District: Planned Unit Development (PUD 2006-909-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Greater Arlington/Beaches, District 2

City Council District: The Honorable Joyce Morgan, District 1

Applicant/Agent: Mark Shelton, AICP
Kimley-Horn and Associates, Inc.
12740 Gran Bay Parkway, Suite 2350
Jacksonville, Florida 32258

Owner: Richard L. Haines
Majas of the Earth, LLC
5500 Vista View Way
Oviedo, Florida 32765

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2016-5** seeks to rezone approximately 7.19 acres of land from PUD to PUD. The rezoning to PUD is being sought so that the property can be developed with a maximum of 39 single family dwellings. The minimum lot area and width is

4,000 square feet and 40 feet, respectively. The current PUD allows for 5 buildings with a total of 75 multi-family condominium units.

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.

(1) 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 Medium Density Residential (MDR) 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. Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

The uses provided herein shall be applicable to all MDR sites within the Urban Area.

Principal Uses: Multi-family dwellings; Single-family dwellings when the predominant surrounding development typology within the MDR category is single-family; Commercial retail sales and service establishments when incorporated into mixed use developments which utilize the Traditional Neighborhood Development (TND) concept and such uses are limited to 25 percent of the TND site area; and Other uses associated with and developed as an integral component of TND or TOD.

Secondary Uses: Secondary uses shall be permitted pursuant to the Residential land use introduction. In addition, the following secondary uses may also be permitted: Single-family dwellings; Nursing homes; Emergency shelter homes; Foster care homes; Rooming houses; Residential treatment facilities; Private clubs; and Commercial retail sales and service establishments when the site is located at the intersection of roads classified as collector or higher on the Functional Highway Classification Map.

The maximum gross density in the Urban Area shall be 20 units/acre and the minimum gross density shall be 10 units/acre; except as provided herein. In the absence of the availability of centralized water and sewer, the maximum gross density of development permitted in this

category shall be the same as allowed in Low Density Residential (LDR) without such services. There shall be no minimum density for single family dwellings when the predominant surrounding development typology within the MDR category is single family or when single-family dwellings are permitted as a secondary use. The proposed PUD proposes a gross density of 5.4 dwelling units to the acre and will have full urban services available to the site.

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.

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

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

(3) 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 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 within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Medium Density Residential (MDR). 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:

FLUE Policy 1.1.8 Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

FLUE Policy 1.1.9 Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

FLUE Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

FLUE 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.

(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 single family development. 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 streetscape: The proposed development will have a streetscape that is similar to other developments in the area.

The use of topography, physical environment and other natural features: The ground rises approximately ten feet from Townsend Road to the northeast corner.

Traffic and pedestrian circulation patterns: The development will have a single internal road with the standard cul-de-sacs.

The use and variety of building setback lines, separations, and buffering: The written description indicates the setbacks and development standards will use setbacks similar to the conventional Zoning Code.

(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 in an area where there is a mix of single family residential, multi-family residential and institutional uses. Single family development at this location increases the housing options for those in the immediate area.

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-D	Captiva Condos / Eagles Pointe Apts
South	MDR	PUD (97-740)	Single family / Ridgemoor Subdivision
East	MDR	PUD (97-740)	Single family / Ridgemoor Subdivision
West	MDR	RMD-D	Avesta Townsend Townhomes

(6) Intensity of Development

The proposed development is consistent with the MDR functional land use category as a single family development, which is not to exceed 39 lots. The PUD is appropriate at this location because it will offer alternative housing options for the immediate area.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed development owns the land under the existing southern access drive/parking area to the Captiva Condominiums. The proposed development will allow for an easement to the proposed entrance road.

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The development is surrounded by similar single family dwellings and multifamily dwellings.

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

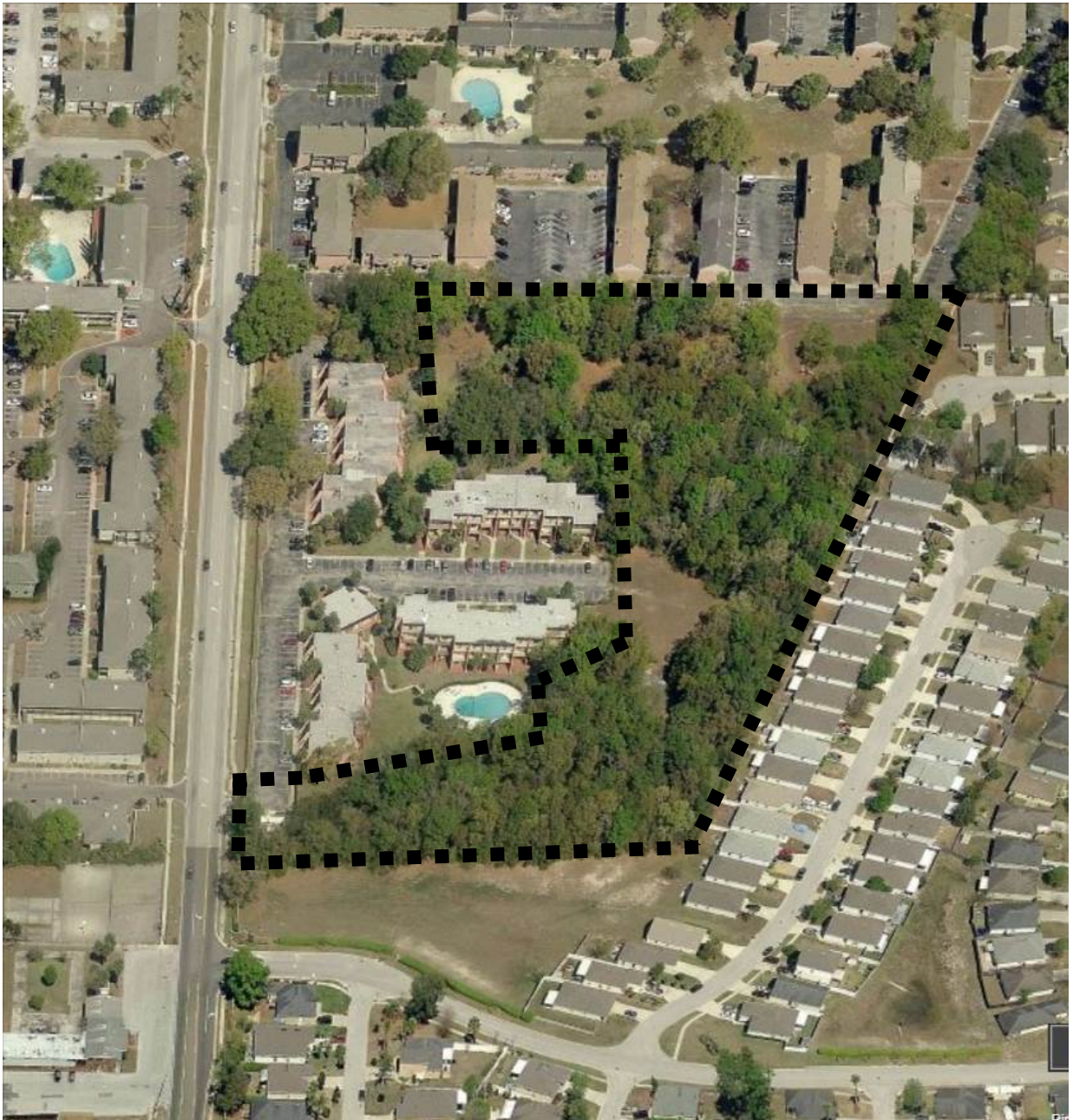
Upon visual inspection of the subject property on January 22, 2016, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2016-5** be **APPROVED with the following exhibits:**

1. The original legal description dated November 20, 2015.
2. The original written description dated December 23, 2015.
3. The original site plan dated November 5, 2015.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated January 26, 2016 or as otherwise approved by the Planning and Development Department.



Aerial view of property.



The proposed development owns the land under the existing access to the Captiva Condominiums. The proposed development will use the curb cut to access their property.



Entrance to proposed development.



Typical houses in Forest Hills subdivision.

