

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2018-130 TO

PLANNED UNIT DEVELOPMENT

MARCH 22, 2108

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 **2018-130** to Planned Unit Development.

Location: 2630 SR A1A North between Mayport Road and Wonderwood Expressway

Real Estate Number(s): 168369-0020

Current Zoning District: Planned Unit Development (PUD 2014-142)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Greater Arlington/Beaches, District 2

Applicant/Agent: Curtis Hart
8051 Tara Lane
Jacksonville, Florida 32216

Owner: John Baker, II
JDB Real Property Investors, LLC
200 West Forsyth Street, 7th Floor
Jacksonville, Florida 32202

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2018-130** seeks to rezone approximately 23.69 acres of land from PUD to PUD. The rezoning to PUD is being sought so that the property can be developed with either a maximum of 230 town homes or a maximum of 85 single family dwellings. The single family lots will be a minimum of 40 feet in width and 4,000 square feet in area.

The property was originally zoned PUD by Ordinance 2006-1074 for a maximum of 534 multi-family units on 45 acres, however this development was never commenced. In 2014, the property was rezoned to allow for a private school. The school was operating until 2017 when they moved their facilities to Mayport Road.

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.

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 Suburban 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 gross density of development permitted in this category shall be the same as allowed in Low Density Residential (LDR) without such services. The townhomes will have a density of 9.7 units/acre and the single family will have a density of 3.5 lots/acre.

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 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.

FLUE Policy 1.1.7 states that the City shall promote the "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." The proposed development is a transition from multi-family to the east and single family to the north and west.

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 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

ROSE Policy 2.2.4 A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation. The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.

ROSE Policy 2.2.5 All multiple-family developments of 100 units or more shall provide 150 square feet of active recreation area per dwelling unit. There may be one area for each 100 units, or the areas may be combined, subject to approval by the Planning and Development

(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 either a multi-family or 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 use of topography, physical environment and other natural features: There are approximately 2.8 acres of wetlands which are used to provide a buffer to adjacent residential uses.

Traffic and pedestrian circulation patterns: The development will have one entrance on SR A1A at the same location as the existing entrance.

The use and variety of building setback lines, separations, and buffering: The PUD is proposing setbacks which are found in the Zoning Code. These development standards will provide compatibility within the PUD.

The use and variety of building groupings: The townhome development scheme shows buildings grouped around short cul-de-sacs

(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 which is primarily residential with single family and multi-family dwellings. There are low intensity commercial uses east of the site on Mayport Road. Development at this location complements the existing uses by increasing 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	LDR	RLD-60	Single family dwellings
	PBF	PBF-1	Mayport Elementary School
South	MDR	PUD (17-356)	Assisted living facility
East	MDR	RMD-C	Promenade apartments
West	MDR	RMD-C	Single family dwellings, undeveloped

(6) Intensity of Development

The proposed development is consistent with the MDR functional land use category as a multi-family development, which is not to exceed 230 dwelling units. The PUD is appropriate at this location because it will support the existing offices, service establishments and hospital in the area.

The availability and location of utility services and public facilities and services: Electric service will be provided by JEA. Water and sewer will be provided by the City of Atlantic Beach.

The access to and suitability of transportation arteries within the proposed PUD and existing

external transportation system arteries: FDOT indicates there is capacity on A1A to support the proposed development.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2017/18)	% OCCUPIED	4 YEAR PROJECTION
Mayport ES #227	6	38	808	504	62%	58%
Mayport MS #254	6	17	1,004	854	85%	75%
Fletcher HS #223	6	21	2,051	2,054	100%	110%

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area. There will be 150 square feet of recreation area per residential unit.

(8) Impact on wetlands

The subject site contains Category 2 wetlands, associated with Puckett Creek. The Conservation/Coastal Management Element recommends avoiding wetlands if possible unless no other on site alternative exists. While the proposed site plan shows that the development will be clustered away from the wetlands, it is recommended that a high intensity wetlands survey be submitted to ensure compliance with the 2030 Comprehensive Plan. 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 site will be developed in accordance with Part 6 of the Zoning Code. The site plan shows additional parallel parking spaces within the right of way. If the rights of ways are deeded to the City, then the parking spaces will need to be approved by the Chief, Engineering Division.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

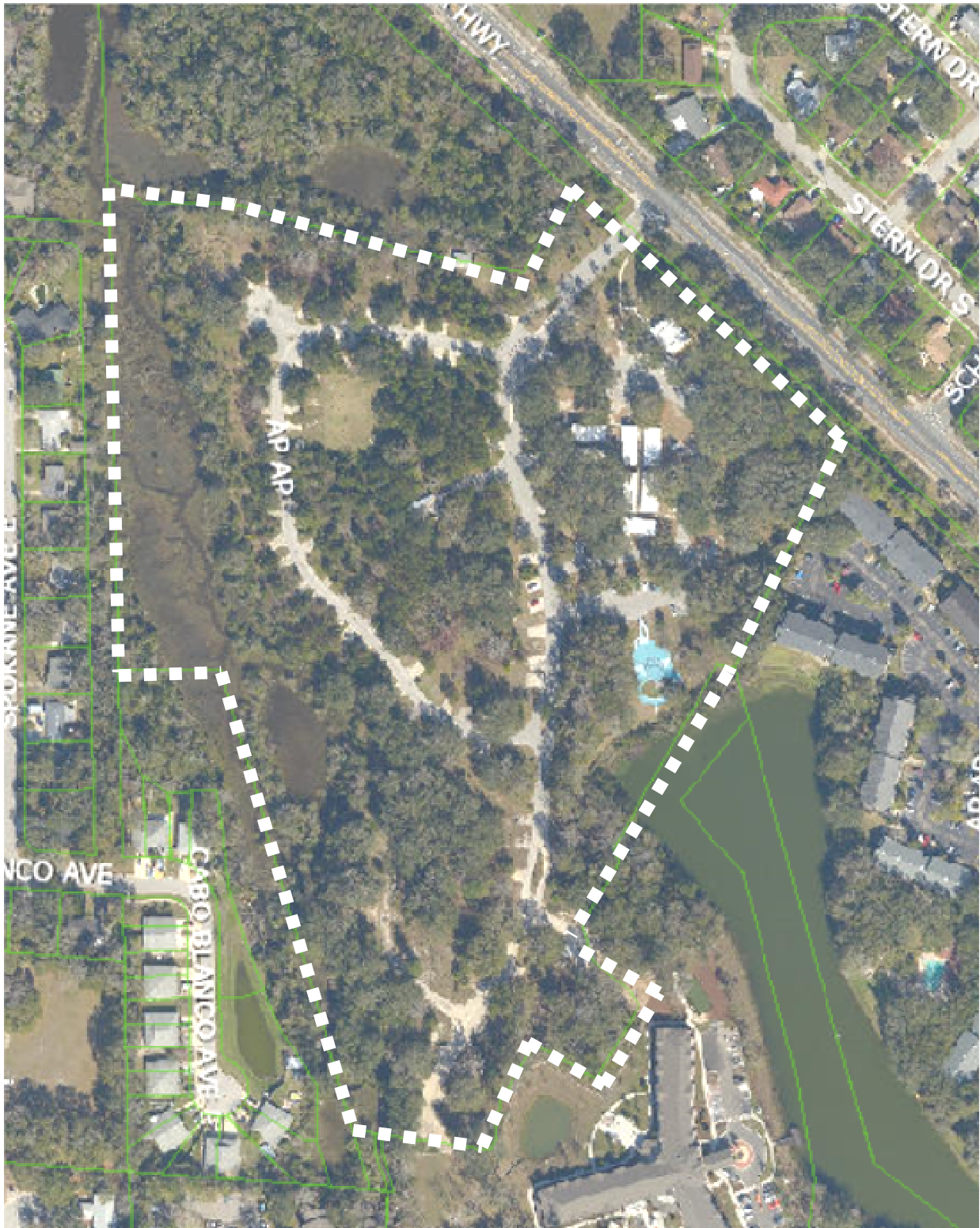
Upon visual inspection of the subject property on March 12, 2108, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2018-130** be **APPROVED with the following exhibits:**

1. The original legal description dated November 8, 2017.
2. The original written description dated December 14, 2017.
3. The original site plan dated February 8, 2018.



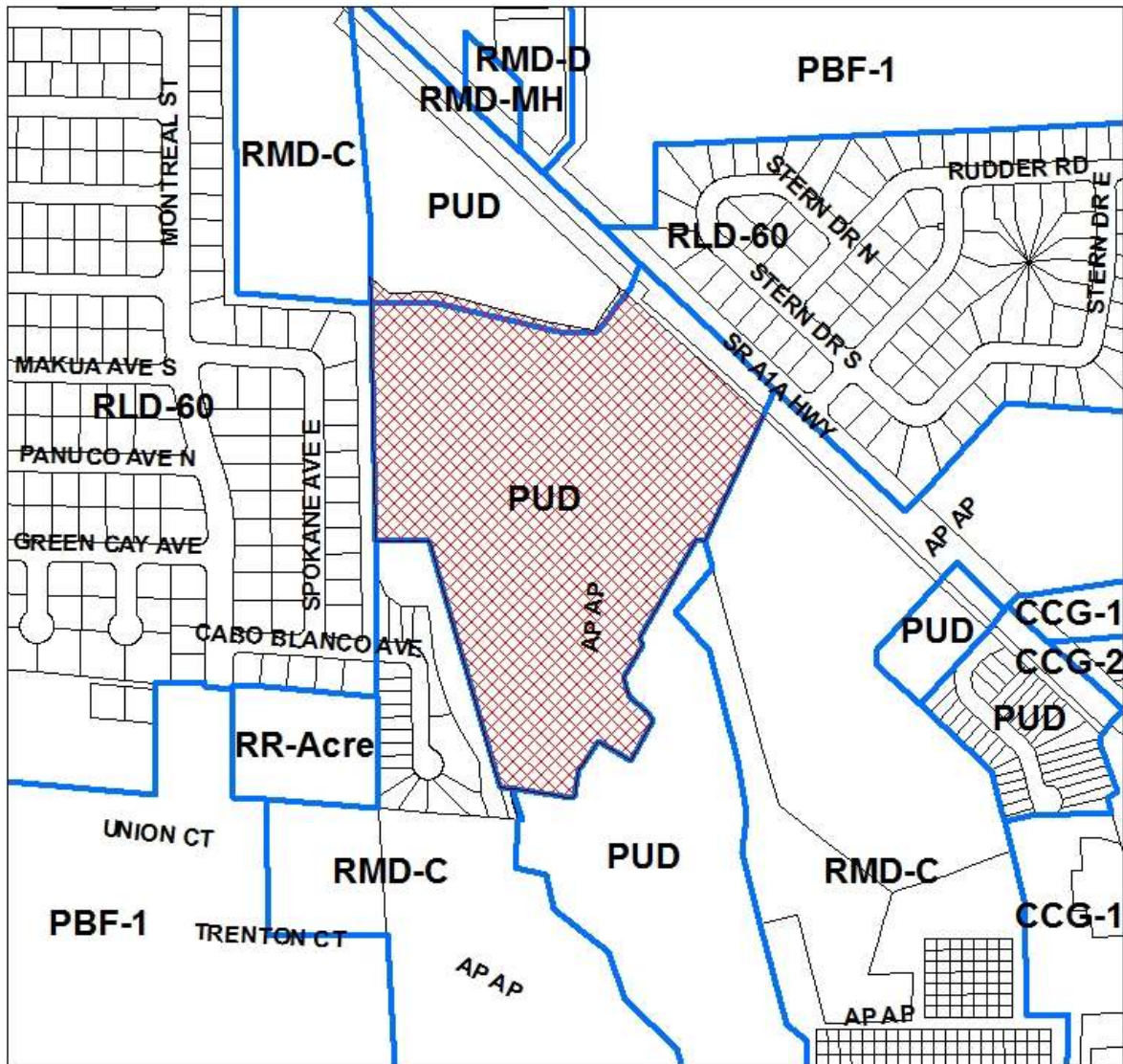
Aerial view of subject property.

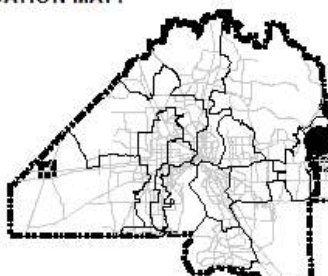

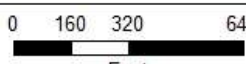


View of entrance.



View of subject property.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	  <p>0 160 320 640 Feet</p>
<p>ORDINANCE NUMBER:</p> <p>ORD-2018-0130</p>	<p>TRACKING NUMBER</p> <p>T-2017-1605</p>	<p>COUNCIL DISTRICT:</p> <p>13</p> <p>PAGE 1 OF 1</p>