

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2018-0378 TO**  
**PLANNED UNIT DEVELOPMENT**

**JULY 19, 2018**

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 **2018-0378** to Planned Unit Development.

***Location:*** 8107 Oden Avenue, at the northeast corner of Oden Avenue and Century 21 Drive

***Real Estate Number(s):*** 145151 0000, 145152 0010

***Current Zoning District:*** Commercial Office (CO) and Residential Medium Density-MH (RMD-MH)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Residential Professional Institutional (RPI)

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

***Applicant/Agent:*** James Gilmore  
Infiniti Global Solutions, LLC  
800 West Monroe Street  
Jacksonville, FL 32202

***Owner:*** American Classic Homes  
4550 St Augustine Road, Suite 1  
Jacksonville, Florida 32207

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

**GENERAL INFORMATION**

Application for Planned Unit Development **2017-0485** seeks to rezone approximately 0.21± acres of property from RMD-MH and CO to PUD to permit the development of two (2) single family homes on lots consistent with the surrounding and adjacent PUD which is known as the Sundown Estates PUD (Ordinance 2003-610), as modified by Minor Modifications (MM-7-20 and MM-16-02). The subject property consists of two parcels, which are located at the northeastern intersection of Oden Avenue and Century 21 Drive, south of Atlantic Boulevard. The purpose of this rezoning is to permit development of two single-family homes on lots that will be a minimum of 37½ feet wide and to provide for seamless continuity between development of the property and the ongoing development of the Sundown Estates PUD. The

property is located within the RPI land use category which permits single-family residential uses.

### 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 Residential Professional Institutional (RPI) 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. According to the category description of the Future Land Use Element (FLUE), Residential Professional Institutional (RPI) is a category primarily intended to accommodate medium to high density residential, professional office, and institutional uses. Limited commercial retail and service establishments which serve a diverse set of neighborhoods may also be a part of mixed use developments. RPI is generally intended to provide transitional uses between commercial and residential uses, although it may also provide a transition between industrial and residential uses when industrial uses pose no health or safety risks to residents. 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. Transit-Oriented Developments (TOD), as defined in this element, are encouraged when in close proximity to an existing or planned JTA mass transit system station or Rapid Transit System (RTS). Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

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. A description of the category is noted below.

*(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): Residential Professional Institutional (RPI). The proposed zoning application has been reviewed in relation to the following objectives and policies or text of the 2030 Comprehensive Plan, Future Land Use Element (FLUE) and is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

*FLUE 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.

*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.

*FLUE Policy 1.2.9* Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

*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.

*The proposed zoning application has been reviewed in relation to the following objectives and policies or text of the 2030 Comprehensive Plan, Conservation/Coastal Management Element (CCME):*

*CCME/FLUE Policy 4.1.7* High intensity wetlands surveys shall be submitted for all land use amendments where City data indicates potential existence of wetlands on the subject site. Rezoning and site plan applications shall include high intensity wetlands surveys where City data indicates potential existence of wetlands on the subject site and where there is a high potential for wetland impact. For the purposes of this policy, a high intensity wetlands survey shall include the location, type(s), size, quality and functional value of all wetlands located

within the boundaries of the application site. Land Use amendments to the Conservation Future Land Use Category are exempt from this requirement.

*The proposed zoning application has been reviewed in relation to the following objectives and policies or text of the 2030 Comprehensive Plan, Recreation and Open Space Element (ROSE):*

*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.

*(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. The property, along with the overall Sundown Estates PUD property consists of over 100 lots of record which contained at one time over 140 mobile homes. A Mobility Fee Calculation Certificate and CCAS or CRC will be filed for the proposed development if required.

*(3) Allocation of residential land use*

This proposed Planned Unit Development intends to utilize lands for two single-family homes. 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 existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: This area will be developed in a conventional manner and the lot owners within this PUD will be entitled to utilize the open space and recreation area within the overall Sundown Estates PUD. The property, along with the overall Sundown Estates PUD property to the east consists of over 100 lots of record which contained at one time over 140 mobile homes.

The use of existing and proposed landscaping: The overall development is attempting to preserve large existing trees which will increase the aesthetic value of the development. The west side of the property is bounded by Century 21 Drive. No perimeter landscape buffer will be provided. Individual lots will meet code landscaping requirements. A perimeter fence up to six (6) feet in height may be provided for the development.

Traffic and pedestrian circulation patterns: Access to the site will be from Oden Avenue. The design of the access point and internal road as shown on the site plan may vary prior to development; provided, however, that the final design of both shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer. Public roads run throughout the property and provide adequate internal access within the PUD. All homes must be located on a site with frontage on a public right-of-way or an approved private road. There is currently not a sidewalk along Oden Avenue. Pursuant to a determination by the City, internal sidewalks will not be required within the PUD for these two properties.

The variety and design of dwelling types: The proposed PUD is being requested to permit construction of two (2) single-family residences on two (2) lots approximately 37½ feet wide consistent with the development occurring within the surrounding and adjacent Sundown Estates PUD property.

*(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 of single-family homes on lots that are 37½ feet wide will provide for seamless continuity between these properties and the ongoing development of the surrounding Sundown Estates PUD to the east. Integrating/adding this property to the larger overall PUD complements the existing residential and commercial uses by increasing the housing options in the immediate area. The two individual lots will meet code landscaping requirements. A perimeter fence up to six (6) feet in height may be provided for the development along the Century 21 Drive frontage.

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	RPI	CO	Church
South	RPI	PUD	Single-family dwellings
East	RPI	RMD-MH/PUD	Single-family dwellings
West	MDR	RMD-D	Multi-family dwellings

The purpose of this rezoning is to permit the development of two single-family homes on lots that will be 37½ feet wide and to provide for seamless continuity between development of the property and the ongoing development of the Sundown Estates PUD. The proposed development is consistent with and comparable to permitted development in the area. The property is bounded on the east and west by both single-family (to the east) and multifamily (to the west) development within the RPI and MDR land use categories; single family residential development with RPI land use and PUD zoning is to the south; and RPI/CO property is to the north. None of the adjacent residential developments incorporate a perimeter subdivision

landscape buffer. The proposed single family residential use is more compatible in both intensity and density with these surrounding uses and zoning districts than the professional/office and mobile home use that is currently allowed by right on the property. The adjacent single family residential development to the east along Oden Avenue, Woods Avenue and Highfield Avenue was also converted from RMD-MH to PUD (Ordinance 2003-610-E), and was/is being developed with the same 37½ foot wide lot widths as proposed in this application.

*(6) Intensity of Development*

The proposed development is consistent with the RPI functional land use category and as a single-family development. The PUD is appropriate at this location because it will support the existing residential, commercial and service establishments in the area.

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

This area will be developed in a conventional manner and the lot owners within this PUD will be entitled to utilize the open space and recreation area within the overall Sundown Estates PUD. The property, along with the overall Sundown Estates PUD property consists of over 100 lots of record which contained at one time over 140 mobile homes.

*(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 wetlands on-site. 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 written description states that each lot will have at least two off-street parking spaces.

*(11) Sidewalks, trails, and bikeways*

There are no existing external sidewalks on Oden Avenue. Pursuant to a determination by the City, internal sidewalks will not be required within the PUD for these two properties.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on July 7, 2018, the required Notice of Public Hearing signs were posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2018-0378** be **APPROVED with the following exhibits:**

1. The original legal description dated April 17, 2018.
2. The original written description dated April 2, 2018.
3. The original site plan dated March 27, 2018.





**Aerial view of site facing north**



**The subject site facing north from Oden Ave.**





**The subject site facing east from Century 21 Dr.**



**The subject site facing northeast from Century 21 Dr.**





**The subject site facing northeast from Century 21 Dr.**



**The subject site on the left facing east from Century 21 Dr.**

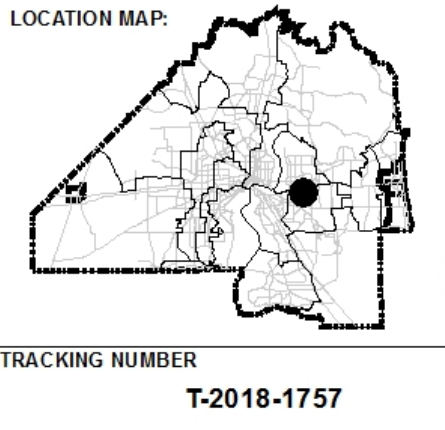


REQUEST SOUGHT:

FROM: CO & RMD-MH

TO: PUD

ORDINANCE 2018-0378



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 Feet

COUNCIL DISTRICT:

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