

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0056

FEBRUARY 20, 2025

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendations regarding Application for Rezoning **Ord. 2025-0056**.

Location: 0 27th St E; at the NW Corner of 27th St E & Buckman St

Real Estate Numbers: 132535-0010

Current Zoning District: Commercial Neighborhood (CN)

Proposed Zoning District: Residential Low Density-60 (RLD-60)

Current Land Use Category: Neighborhood Commercial (CN)

Proposed Land Use Category: Low Density Residential (LDR)

Planning District: District 1-Urban Core

Council District: District 10

Applicant/Agent: Rosalyn Gilbert
1624 28th Street E
Jacksonville, Florida 32206

Owners: Rosalyn Gilbert & Farrad Murphy
1624 28th Street E
Jacksonville, Florida 32206

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Conventional Rezoning **2025-0056** seeks to rezone approximately 0.11 acres of land from Commercial Neighborhood (CN) to Residential Low Density-60 (RLD-60) district to construct one single family dwelling on the parcel. The subject property is considered a Lot of Record platted as Lot 25, Block 19 of the St. Elmo Subdivision in May of 1910. The subject property was originally developed with a corner store but since the removal of the structure the parcel has

remained vacant. While the property is considered a lot of record the current zoning district of Commercial Neighborhood only allows originally constructed single family dwelling, no new construction, therefore must seek a rezoning to a residential district. Rezoning to RLD-60 will allow the property to be developed with one single family dwelling keeping in character with the surrounding existing neighborhood.

There is a companion Land Use Amendment, Ordinance 2025-0055 (L-6007-24C) proposing to go from Neighborhood Commercial (CN) to Low Density Residential (LDR). The Planning Department is also Recommending Approval on the Small-Scale Land Use Amendment.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2045 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2045 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. Is the proposed rezoning consistent with the 2045 Comprehensive Plan?

Yes. The 0.11 of an acre subject site is a lot of record located at the northwest corner of the intersection of Buckman Street and 27th Street East, both of which are classified as local roadways. The site is also located within the Urban Priority Area, in Planning District 1 (Urban Core) and Council District 10. The applicant seeks to rezone the subject site from Commercial Neighborhood (CN) to Residential Low Density- 60 (RLD-60) and is also proposing a companion land-use application to amend the land use designation from Neighborhood Commercial (NC) to Low Density Residential (LDR).

According to the Category Descriptions of the Future Land Use Element (FLUE), LDR in the Urban Priority Area is intended to provide for low density residential development. Further, it is intended to promote neighborhoods in need of redevelopment and to provide a compact single-family development typology that is supportive of transit, neighborhood commercial uses and services. Single-family residential is permitted at up to 7 dwelling units per acre when centralized potable water and wastewater services are available to the site and there shall be no minimum density. Based on the JEA availability letter submitted with the application, the proposed site appears to have access to public water and sewer. Notwithstanding the density limitation of the residential categories, one dwelling unit will be permitted on any nonconforming lot of record, which was existing on the effective date of the 2010 Comprehensive Plan. Development on such nonconforming lots of record shall be subject to all other plan provisions.

RLD-60 is a primary zoning district in the LDR land use category and is consistent with the proposed use of LDR pursuant to Ordinance 2025-55.

2. *Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?*

Yes. The proposed rezoning is consistent with the following policies of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for residents. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the Comprehensive Plan and Land Development Regulations.

The subject property was originally platted in 1910 as a subdivision but since the enactment of the City's Zoning Code and Comprehensive Plan this parcel was designated as commercial neighborhood type uses. The property has remained vacant and undeveloped for decades and is better suited for residential development. Approval of the rezoning request would further Objective 3.1 by maintaining adequate land for residential use and protects the surrounding existing residential.

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.

This rezoning limits urban sprawl by protecting the residential area and maintains a compatible land use pattern.

3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?*

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from Commercial Neighborhood (CN) to Residential Low Density-60 (RLD-60) to be developed with one single family dwelling.

SURROUNDING LAND USE AND ZONING

The subject property is located at the northwest corner of the 27th Street East and Buckman Street intersection, where both lots are classified as local roadways. The surrounding subdivision is primarily developed with single family dwellings zoned RLD-60. Parcel just east across Buckman Street was recently rezoned (Ord.2022-0484) from CN to RLD-40 to develop the parcel with one single family dwelling. Properties to the north are zoned CN and developed with a grocery store and convenience store.

Nevertheless, the surrounding uses, land use categories, and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	NC	CN	Corner Store
South	LDR	RLD-60	Single Family Dwellings
East	LDR	RLD-40	Single Family Dwellings
West	LDR	RLD-60	Vacant

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-60 will be consistent and compatible with the surrounding uses.

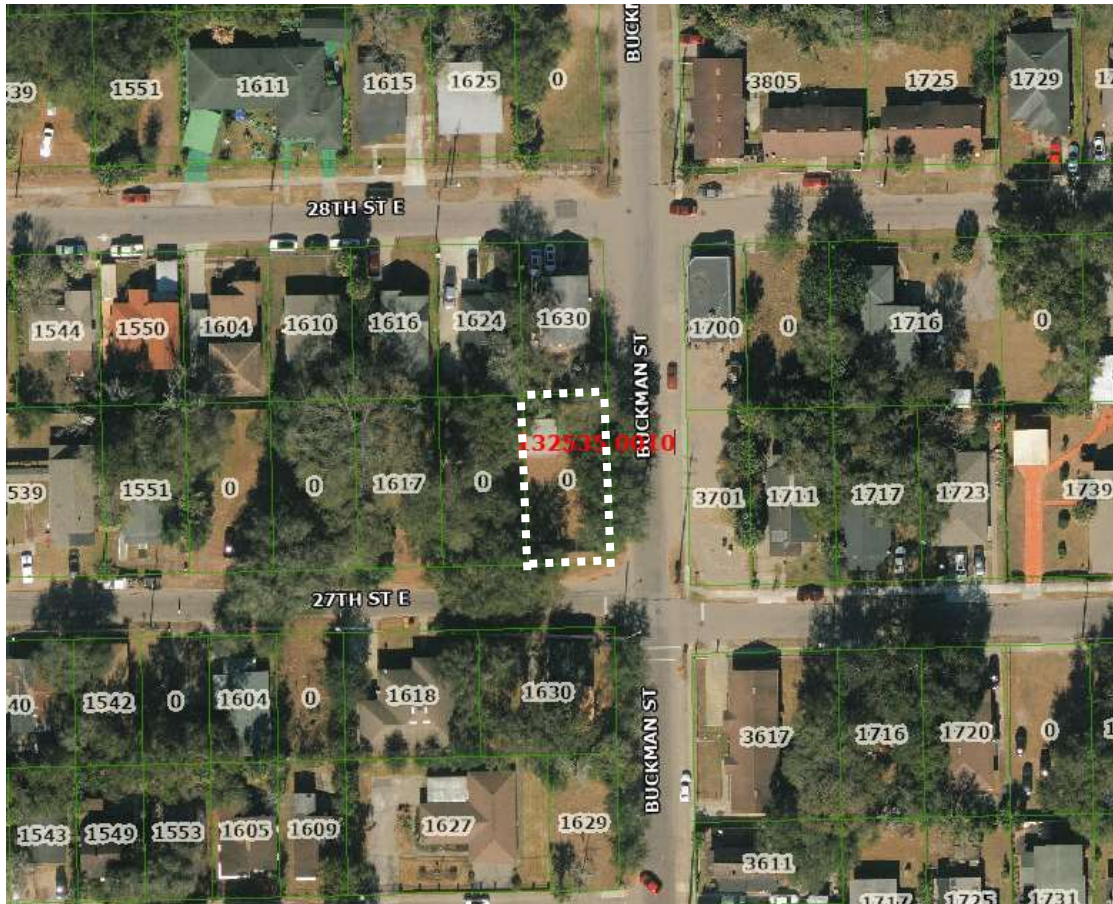
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **February 11, 2025**, by the Planning and Development Department, the required Notice of Public Hearing signs **were** posted.



RECOMMENDATION

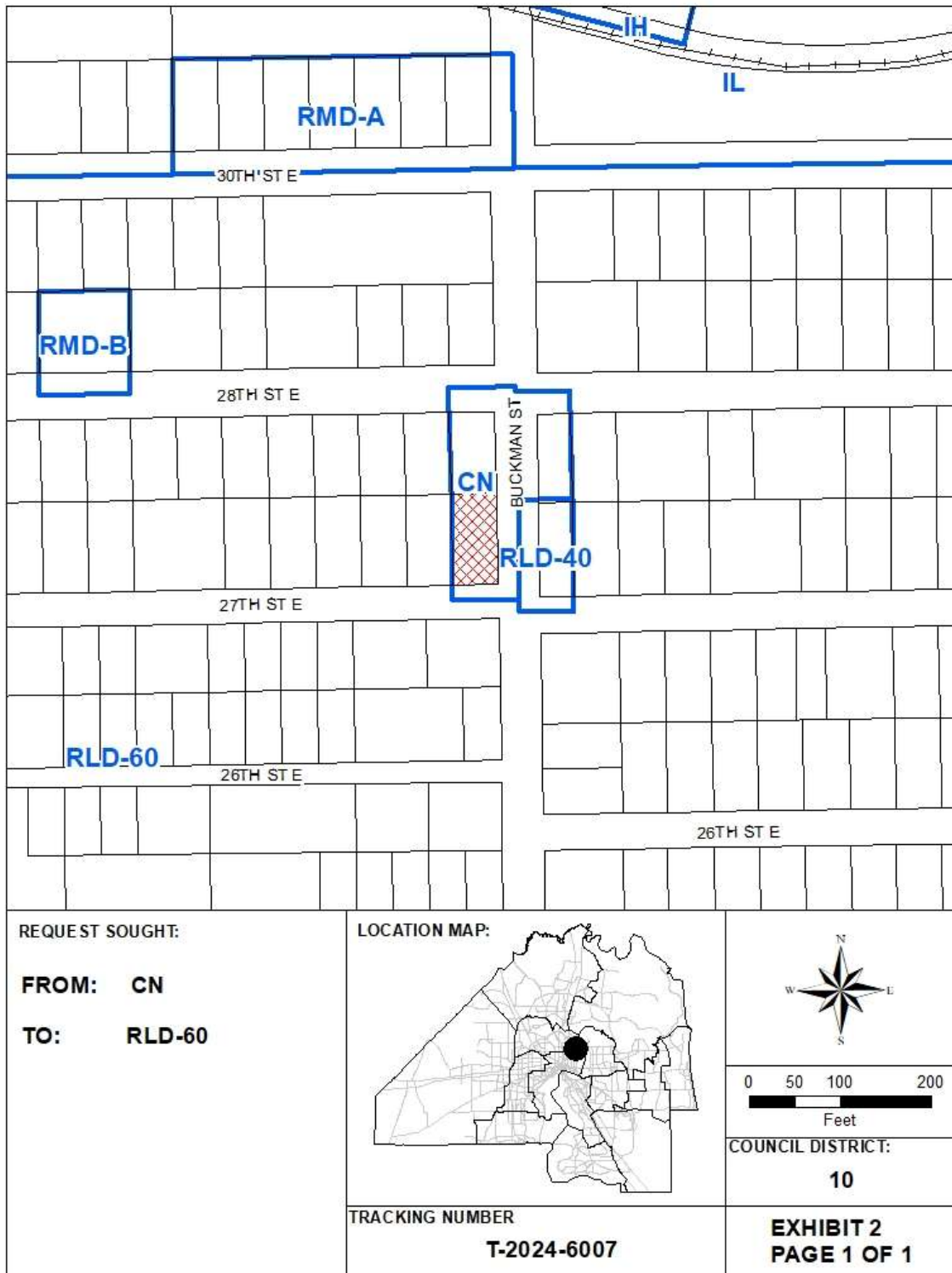
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2025-0056** be **APPROVED**.



Aerial Photo



Aerial View of Subject Property and Adjacent Single Family Dwelling



Legal Map