



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

February 22, 2024

The Honorable Ronald B. Salem, Pharm. D., President
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.: 2024-61**

Dear Honorable Council President Salem, 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
(with recommendation to RLD-50)**

Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition. OGC opined that the staff is not able to add the “recommendation” since the application is a conventional rezoning. The Commissioners determined the lot sizes ae appropriate.

Planning Commission Vote: **6-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Absent
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,

A handwritten signature in blue ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

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 2024-0061

FEBRUARY 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 **2024-0061**.

Location: 14156 & 14212 Yellow Bluff Road, between Settlement Drive and Garris Lane

Real Estate Numbers: 106375 0200; 106374 0750

Current Zoning District: Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Residential Low Density-40 (RLD-40)

Current Land Use Category: Low Density Residential (LDR)

Planning District: North, District 6

Council District: District 2

Applicant/Agent: Brian Small
Bird Dog
3948 3rd Street South, 116
Jacksonville Beach, Florida 32250

Owner: Laura Herzog
14212 Yellow Bluff Road
Jacksonville, FL 32226

Shari Higginbotham
G & H Land and Timber Investments LLC
PO Box 1694
Callahan, FL 32201

Staff Recommendation: **APPROVE w/ recommendation for RLD-50**

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0061** seeks to rezone 14.4± acres from Residential Rural-Acre (RR-Acre) to Residential Low Density-40 (RLD-40) to develop the property with

single-family homes. According to the submitted JEA Availability Letter (2023-3302) the applicant is looking to develop 54 homes, however the applicant's website shows a site plan with 70 single family dwellings proposed for the site. The proposed development will be required to connect to JEA utilities for water and sewer to achieve the minimum lot sizes in either the RLD-40 or RLD-50 zoning district. The Low Density Residential land use category allows for 7 units per acre when connected to city water and city sewer, but only 2 units per acre if neither city water or city sewer are available.

The properties directly adjacent to the north and west of the subject property are zoned as RR-Acre, which requires a minimum lot width of 100 feet and 1-acre lot size. To the south of the subject property is a subdivision zoned as RLD100A, which requires a minimum lot width of 100 feet and ½ acre sized lots.

There are multiple Planned Unit Developments within the immediate area, however, most allow for larger lot sizes similar to RLD-50, RLD-60, and RLD-70 standards. To the east of the property is **PUD 2002-0945-E** which requires 60x110 foot wide lots and 6,600 square feet per dwelling. To the north of the subject property are **PUD 2005-1106-E** and **PUD 2018-0016-E**. **PUD 2005-1106-E** was approved in 2005 for a townhome development, however, a minor modification was filed under MM-14-07 to allow for the development of 31 single-family dwellings meeting the RLD-50 zoning standards. PUD 2018-0016 was approved allowing for single-family residential with minimum lot areas of 7,200 square feet and lot widths ranging from 60 feet to 70 feet.

Staff finds that a single-family residential subdivision is appropriate in this location and compatible with the surrounding uses; however, lot widths consistent with the RLD-50 Zoning District are recommended in order to provide a more gradual transition between lot sizes in the area.

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 subject site consists of two separate parcels, totaling 14.4 acres located on the west side of Yellow Bluff Road, a collector roadway. The applicant seeks to rezone the property from RR-

Acre to RLD-40. The property is located with the Suburban Development Area, Planning District 6, and Council District 2.

According to the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Suburban Area is intended to provide for low density residential development. Single-family residential uses are a principal use within this land use category. The maximum gross density allowed in the Suburban Area is 7 units/acre when full urban services are available to the site.

The proposed RLD-40 zoning district is consistent with the LDR land use category.

According to the JEA Availability letter submitted with the application, water and sewer mains are available in close proximity to the application site within the Yellow Bluff Road right-of-way.

The property is surrounded by LDR land use. The requested RLD-40 rezoning is consistent with the LDR Land Use Category description however the Department finds that RLD-50 will provide a better transition to more intensive land use, given the surrounding Zoning Districts.

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

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan. The proposed rezoning to RLD-40 promotes a pattern of compatible uses (*i.e.* single family dwellings) consistent with the surrounding area and future development. However, the lot size is not consistent with the surrounding zoning districts. Therefore, the proposed rezoning to RLD-50, as recommended by Staff, will allow the property to be developed in a lot pattern that is a good transition for the surrounding area.

Future Land Use Element (FLUE):

Policy 1.2.8

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.

In reference to the attached JEA Availability Letter, 2023-3302, the proposed development shall connect to City water and sewer.

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 proposed rezoning at the subject site would directly address the projected growth within the given vicinity by providing for a greater variety of housing options for residents.

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 RR-Acre to RLD-50 in order to permit the development of a single-family subdivision—all while adhering to local, state, and federal regulations.

SURROUNDING LAND USE AND ZONING

The subject property is located along Yellow Bluff Road, south of Starratt Road. This corridor is developed almost exclusively with single-family dwellings. Other properties are either undeveloped or ranging in lot sizes from RR-Acre to RLD-50. Nonetheless, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RR-Acre	Single-family dwellings
East	LDR	PUD 2002-0945-E	Single-family dwellings
South	LDR	RLD-100A	Single-family dwellings
West	LDR	RR-Acre	Vacant, Catty Shack Ranch

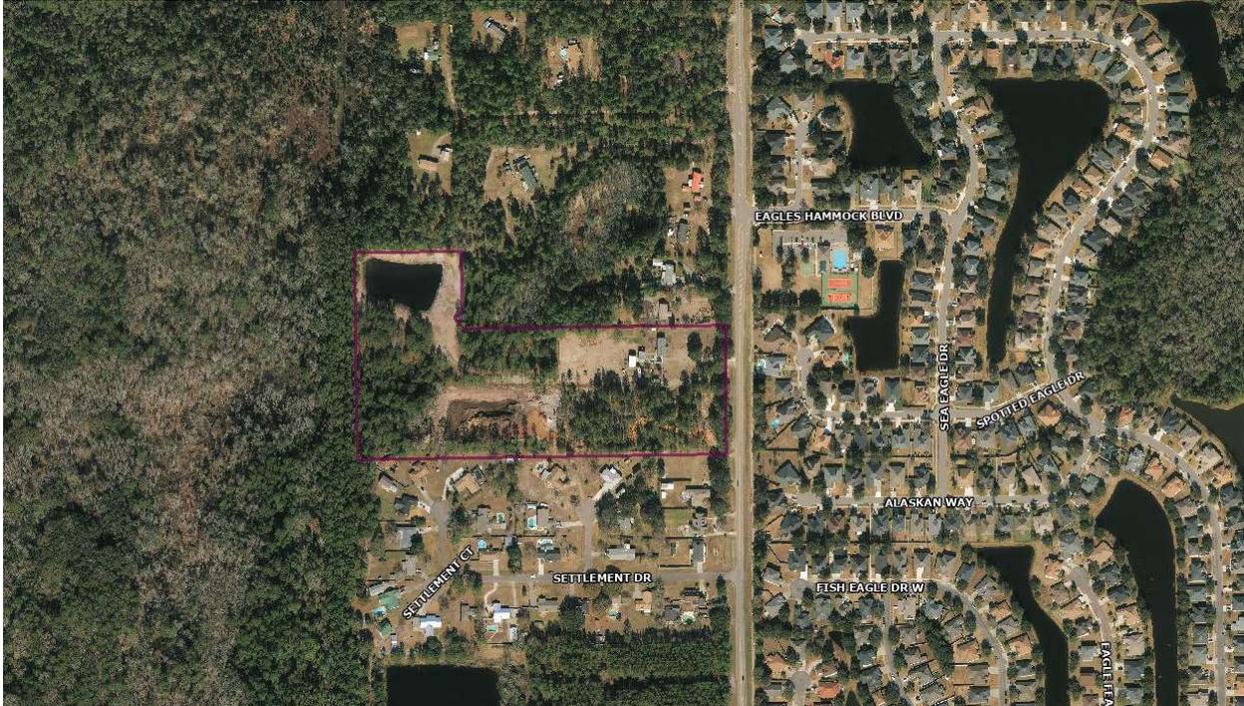
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on February 15, 2024, 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 **Ordinance 2024-0061** be **APPROVED** for RLD-50.



Source: Planning & Development Department, 2/15/2024

Aerial view of the subject property, facing north.



Source: Planning & Development Department, 2/15/2024

View of the subject property from Yellow Bluff Road.



Source: Planning & Development Department, 2/15/2024

View of the subject property from Yellow Bluff Road.



Source: Planning & Development Department, 2/15/2024

View of the Eagles Hammock Subdivision (PUD 2002-945-E), located east of the subject property. Lots in this neighborhood are 60x110 feet in width, and 6,600 square feet in area.



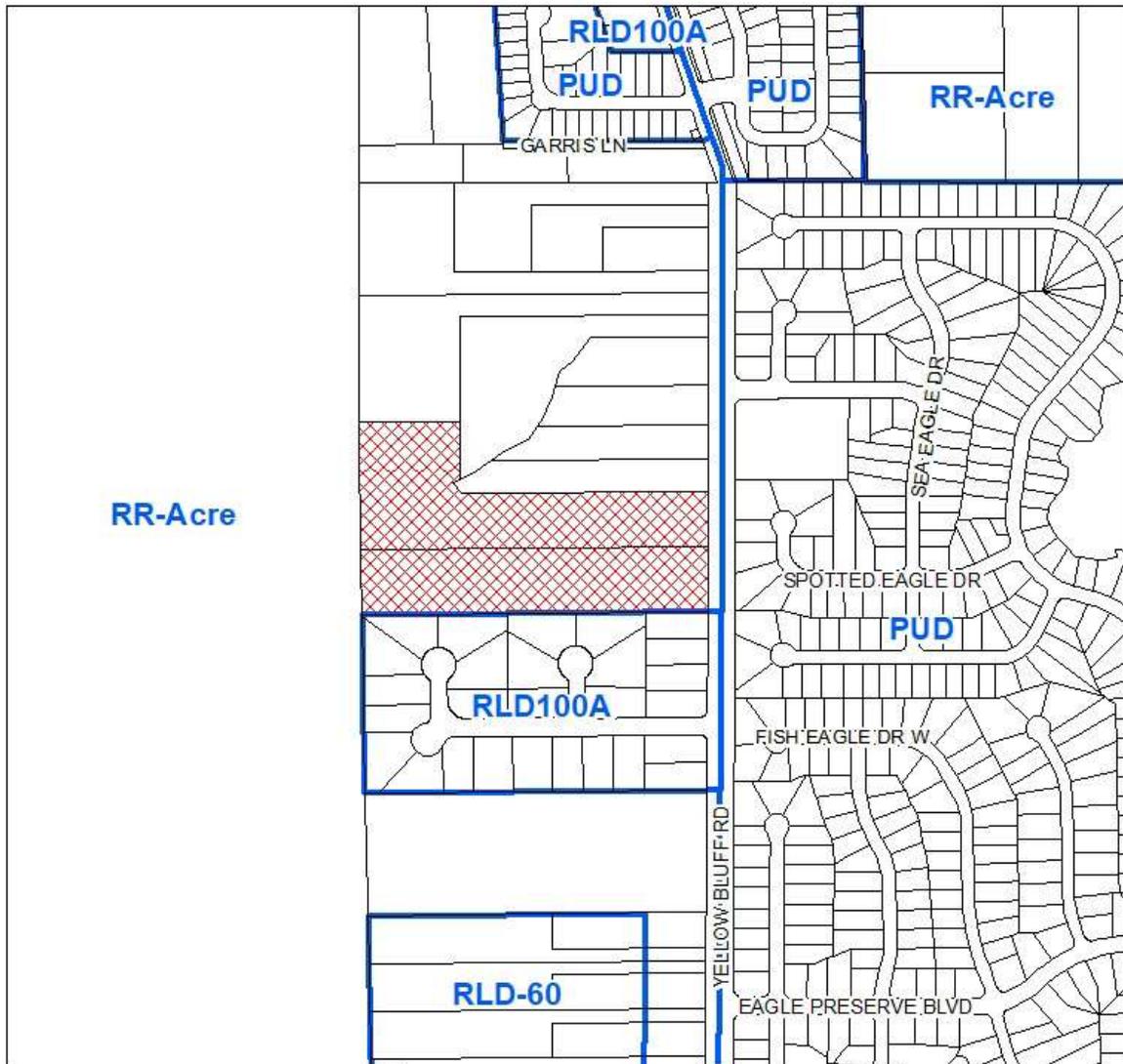
Source: Planning & Development Department, 2/15/2024

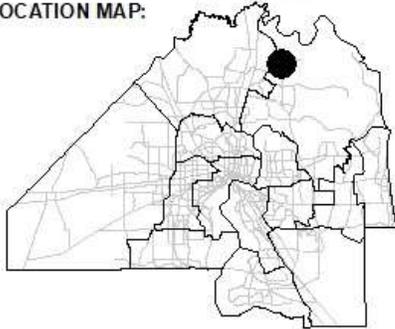
View of the Cascade Point subdivision (PUD 2018-0016-E), located northeast of the subject property. Lots in this neighborhood have lot widths ranging from 60-70 feet wide and are at least 7,200 square feet in area.



Source: Planning & Development Department, 2/15/2024

View of the Yellow Bluff Estates subdivision (PUD 2005-1106-E), located north of the subject property. Lots in this neighborhood at a minimum of 50 feet in width and 5,000 square feet in area.



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: RLD-40</p>	<p>LOCATION MAP:</p> 	 <p>0 200 400 800 Feet</p> <p>COUNCIL DISTRICT: 2</p>
<p>ORDINANCE NUMBER ORD-2024-0061</p>	<p>TRACKING NUMBER T-2023-5318</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>