

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

June 8, 2023

The Honorable Terrance Freeman, 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.: 2023-298**

Dear Honorable Council President Freeman, 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**

Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 8-0

Alex Moldovan, Chair Aye

Ian Brown, Vice Chair Aye

Jason Porter, Secretary Aye

Marshall Adkison Aye

Daniel Blanchard Aye

Jordan Elsbury Aye

David Hacker Aye

Morgan Roberts Aye

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  
214 North Hogan Street, Suite 300  
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(904) 255-7820  
blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2023-0298**

**JUNE 8, 2023**

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 2023-0298.

***Location:*** 9528 Shellie Road  
Between Kevin Road and Sunbeam Road

***Real Estate Number(s):*** 149052-0000

***Current Zoning District(s):*** Residential Low Density – 60 (RLD-60)

***Proposed Zoning District:*** Commercial Residential Office (CRO)

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

***Planning District:*** Southeast, District 3

***Owner:*** Monica Dias  
4427 Black Alder Court  
Jacksonville, Florida 32258

**APPROVE**

***Staff Recommendation:***

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2023-0298** seeks to rezone approximately 0.47 +/- acres of land from Residential Low Density-60 (RLD-60) to Commercial Residential Office (CRO). The parcel is currently developed with a single family dwelling.

**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 applicant's request is to rezone the site to CRO to be able to build 2 duplexes and to keep the same land use. The lot has road frontage on Shellie Rd. and Kevin Rd, which are local roadways. The neighbors on the sides are a CRO church on one side and identical to the subject lot on the other side. The lot on the other side is about 21,000 square feet and has a mobile home. The applicant proposes a project that will harmonize with Peggyville subdivision's enormous growth.

The 0.47 of-an-acre subject site is located between Kevin Road to the west and Shellie Road to the east and 300 feet south of Sunbeam Road, which is a collector road. The site is vacant and undeveloped. The property is in Council District 6 and the Southeast Planning District. The property is also located in the Suburban Development Area as identified in the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

The land to the north contains a church and there is a mobile home to the south. There is a single-family lot to the east and the parcel west of the site is vacant.

According to the Category Description within the Future Land Use Element (FLUE), RPI in the Suburban Development Area is intended to provide low to medium density residential development. Development which includes medium density residential and professional office uses is preferred. Limited neighborhood commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled.

Maximum gross density within the Suburban Area shall be 20 units/acre and there shall be no minimum density; except that Transit-Oriented Development (TOD) shall provide a minimum gross density of 15 units/acre; and may increase the maximum gross density by an additional 10 units/acre. However, in the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services.

The proposed zoning change to CRO is consistent with the proposed RPI land use category.

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

Yes. This proposed rezoning to CRO is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element:**

**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.

**Objective 3.2** Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

**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 RLD-60 to CRO to allow for duplexes or other office uses.

**SURROUNDING LAND USE AND ZONING**

The subject site is located on the south side of Old Baymeadows Road between Baymeadows Road and Old Baymeadows Road. The immediate area surrounding the subject location is developed as a commercial area with the properties being split between the PUD and CN Zoning Districts. The surrounding Uses, Land Use Categories and Zoning Districts are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	RPI	CRO/RLD-60	Church
<b>South</b>	RPI	RLD-60	Single Family Dwelling
<b>East</b>	RPI	CRO/RLD-60	Office/ Single Family Dwelling
<b>West</b>	BP	PUD	Vacant Commercial

**SUPPLEMENTAL INFORMATION**

Upon visual inspection by the City Planner on June 1, 2023, the required Notice of Public Hearing signs **were not** posted.

**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2023-0298** be **APPROVED**.



**Aerial Photo**

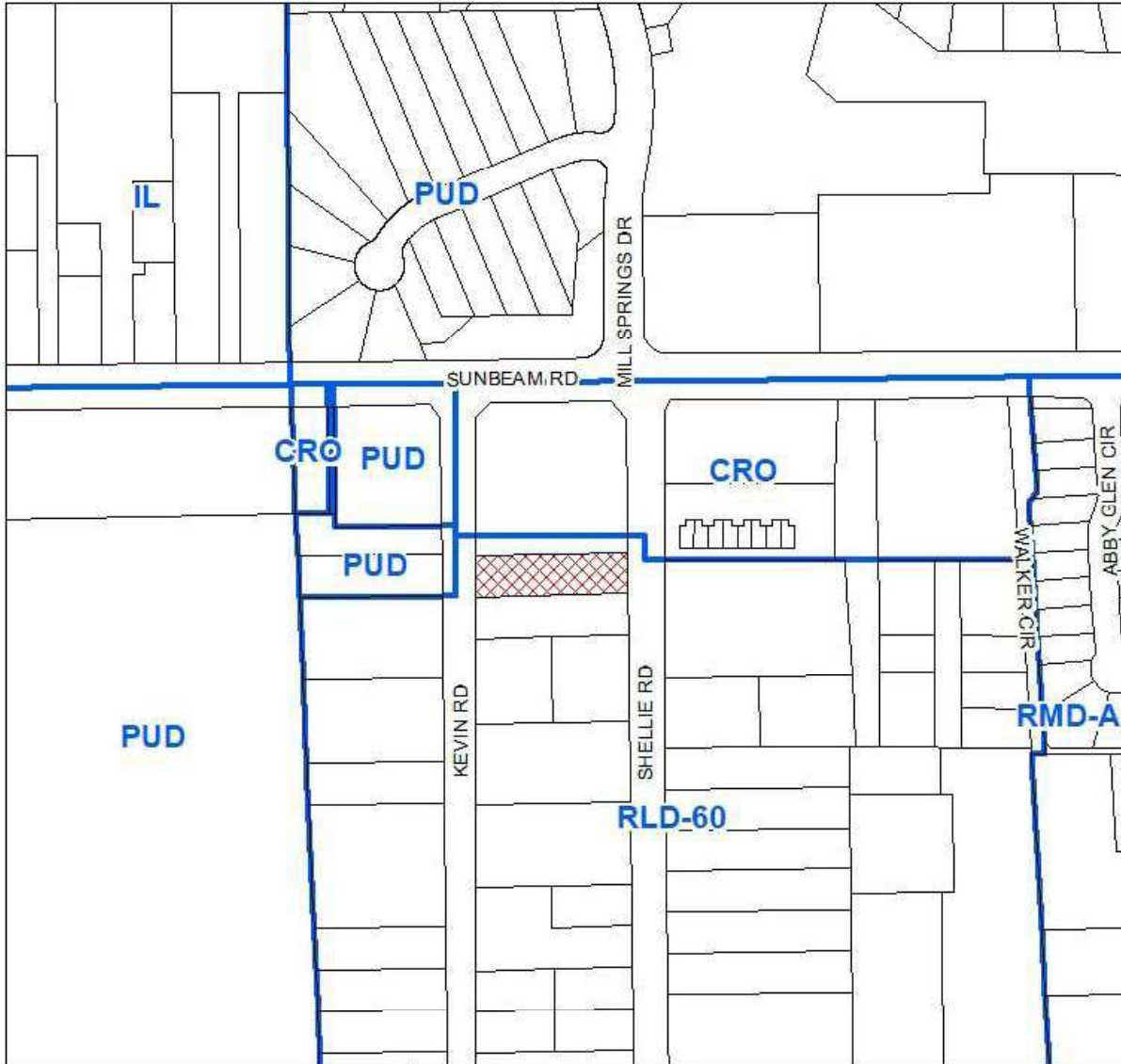




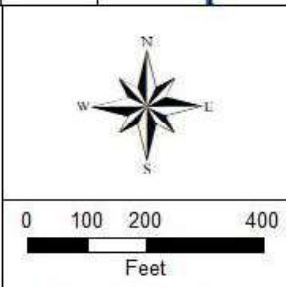
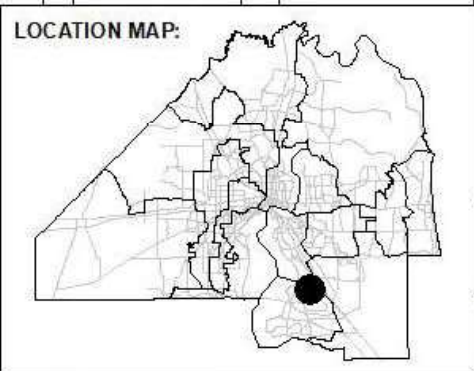
View of the Subject Site from Kevin Road



View of the Subject Site from Shellie Road



REQUEST SOUGHT:  
**FROM: RLD-60**  
**TO: CRO**



COUNCIL DISTRICT:  
**6**

ORDINANCE NUMBER  
**ORD-2023-0298**

TRACKING NUMBER  
**T-2023-4814**

**EXHIBIT 2**  
**PAGE 1 OF 1**

**Legal Map**