

# City of Jacksonville, Florida

---

*Lenny Curry, Mayor*

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

April 4, 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.: 2023-125**

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**

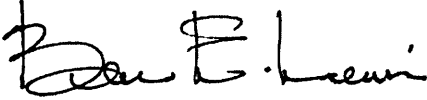
Planning Commission Recommendation: **Approve**

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

Planning Commission Vote:	6-0
Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
David Hacker	Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B".

Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2023-0125/Z-4581**

**MARCH 10, 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 Ord. 2023-0125.

***Location:*** 0 Wright Avenue  
between Towhee Lane and St Augustine Road

***Real Estate Numbers:*** 070424 0000

***Current Zoning District:*** Planned Unit Development (PUD 1995-1198)

***Proposed Zoning District:*** Residential Medium Density-A (RMD-A)

***Current Land Use Category:*** Medium Density Residential (MDR)

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

***Applicant/Agent:*** Stephen Carroll  
DEC2029 LLC  
2387 W Clovelly Lane  
St. Augustine, Florida 32092

***Owners:*** Stephen Carroll  
DEC2029 LLC  
2387 W Clovelly Lane  
St. Augustine, Florida 32092

***Staff Recommendation:*** APPROVE

**GENERAL INFORMATION**

Application for Rezoning 2023-0125 seeks to rezone approximately 0.18 acres of vacant land from the Planned Unit Development (PUD) to Residential Medium Density-A (RMD-A) zoning district. According to the applicant, the request for the rezoning is to develop a single-family home on the subject property. The subject property is located at 0 Wright Avenue, in the Southeast Planning District.

## **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 2030 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 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

**1. *Is the proposed rezoning 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 categories 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. The Residential Medium Density (RMD-A) zoning districts allow for dwellings at minimum lot requirements with the minimum lot size for single-family permitted as fifty (50) feet in width and five-thousand (5,000) square feet in area. RMD-A is a primary zoning district under the MDR land use category.

**2. *Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. The proposed rezoning is consistent with the following policies of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

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

No. The subject property meets the requirements for RMD-A zoned property as required by Section 656.306 of the Zoning Code. The subject site is accessed from Wright Avenue, which is classified as a local roadway.

### SURROUNDING LAND USE AND ZONING

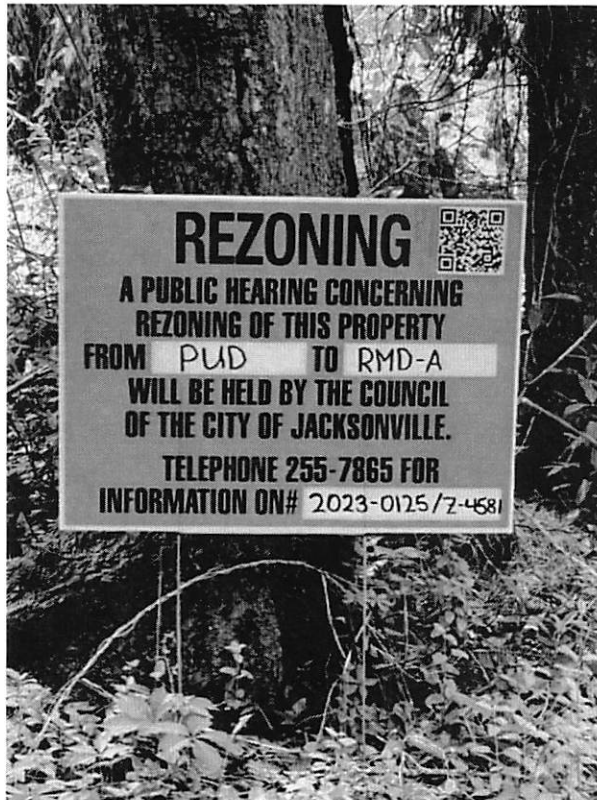
The subject property is located on Wright Avenue. The surrounding uses, land use category and zoning are as follows:

<u>Adjacent Properties</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use</u>
North	MDR	RMD-A	Single family dwellings/Vacant
East	MDR	RMD-B	Single family dwellings/Church
South	LDR	RMD-A	Single family dwellings
West	LDR	RLD-60	Single-family

The proposed rezoning is to develop a single-family home on the subject property. The zoning districts surrounding the subject property is RLD-60 to the west, and RMD-A and B to the north, east and south. Therefore, the proposed rezoning to RMD-A will be consistent and compatible with the established pattern of residential development in the area.

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on the required Notice of Public Hearing signs were posted on **March 7, 2023**.



**Source:** *Planning & Development Department. 3/7/2023*

**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2023-0125** be **APPROVED**.

**Public notice sign**



*Source: Planning & Development Department. 3/7/2023*

**Subject property**



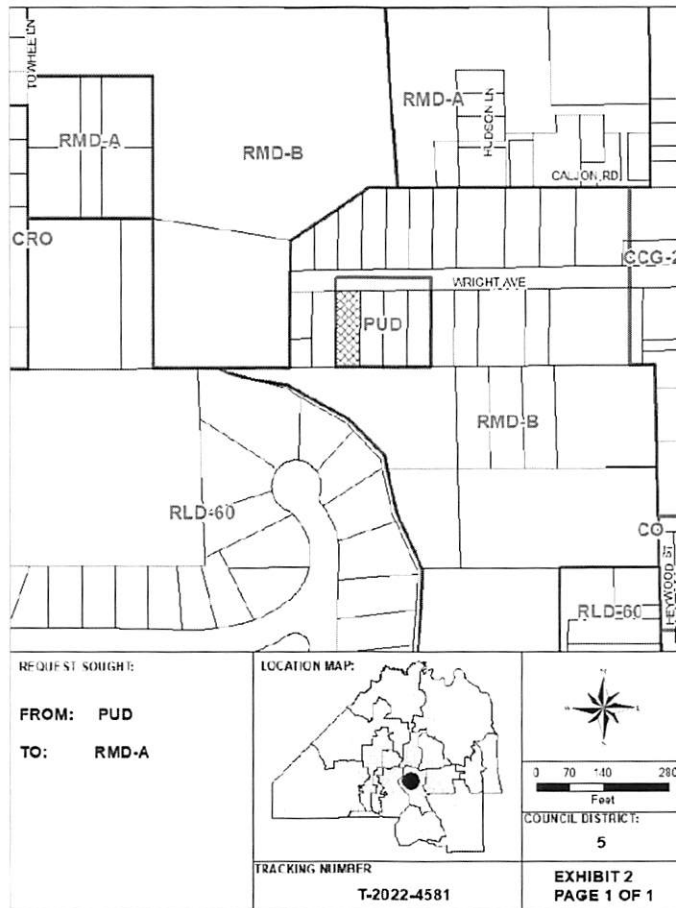
*Source: Planning & Development Department. 3/7/2023*

Aerial of subject site



Source: Planning & Development Dept. 3/10/2023

Legal Map



Source: Planning & Development Dept. 3/10/2023

# Application For Rezoning To Conventional Zoning District

## Planning and Development Department Info

**Ordinance #** 2023-0125 **Staff Sign-Off/Date** BEL / 02/01/2023  
**Filing Date** 02/22/2023 **Number of Signs to Post** 1  
**Hearing Dates:**  
**1st City Council** 03/28/2023 **Planning Commission** 03/23/2023  
**Land Use & Zoning** 04/04/2023 **2nd City Council** N/A  
**Neighborhood Association** SAN MARCO PRESERVATION SOCIETY, RIDGEWOOD NEIGHBORHOOD ASSN  
**Neighborhood Action Plan/Corridor Study** NONE

## Application Info

**Tracking #** 4581 **Application Status** PENDING  
**Date Started** 10/11/2022 **Date Submitted** 10/25/2022

## General Information On Applicant

**Last Name** CARROLL **First Name** STEPHEN **Middle Name** LEE  
**Company Name** DEC2029 LLC  
**Mailing Address** 2387 W CLOVELLY LN  
**City** STAUGUSTINE **State** FL **Zip Code** 32092  
**Phone** 9043334441 **Fax** **Email** STEPHEN\_CARROLL@HOTMAIL.COM

## General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** CARROLL **First Name** STEPHEN **Middle Name** LEE  
**Company/Trust Name** DEC2029 LLC  
**Mailing Address** 2387 W CLOVELLY LN  
**City** ST AUGUSTINE **State** FL **Zip Code** 32092  
**Phone** 9043334441 **Fax** **Email** STEPHEN\_CARROLL@HOTMAIL.COM

## Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)** 1995-1198

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 070424 0000	5	3	PUD	RMD-A

Ensure that RE# is a 10 digit number with a space (##### #)



**Existing Land Use Category**

MDR

**Land Use Category Proposed?****If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre)** 0.18**Justification For Rezoning Application**

CURRENT DEVELOPMENTS ON WRIGHT AVENUE PREVENT FURTHER PUD DEVELOPMENT, SO SINGLE HOME WILL BE ON THE LOT INSTEAD.

**Location Of Property****General Location**

OFF ST AUGUSTINE RD., SOUTH OF EMERSON

House #	Street Name, Type and Direction	Zip Code
0	WRIGHT AVE	32207

**Between Streets**EMERSON ST and POWERS AVE**Required Attachments For Formal, Complete application**

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

- Exhibit 1**  A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A**  Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.

**Supplemental Information**

Supplemental Information items are submitted separately and not part of the formal application

- One copy of the Deeds to indicate proof of property ownership.

**Public Hearings And Posting Of Signs**

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

**Application Certification**

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

**Filing Fee Information**

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof  
0.18 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee  
35 Notifications @ \$7.00 /each: \$245.00
- 4) Total Rezoning Application Cost: \$2,255.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

LOT 20 KINGS ROAD ADDITION PLAT BOOK 6, PAGE 67 OF THE  
PUBLIC RECORDS OF DUVAL COUNTY FLORIDA

36-2S-26E

October 25, 2022