



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
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Jacksonville, FL 32202
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July 18, 2024

The Honorable Randy White
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.: 2024-402**

Dear Honorable Council President White, 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**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Julius Harden	Aye
Mon'e Holder	Aye
Ali Marar	Absent

Jack Meeks

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
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2024-0402

JULY 18, 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 **2024-0402**.

<i>Location:</i>	8905 1 st Avenue Between Broom Street and Graham Street
<i>Real Estate Number:</i>	036203-0000
<i>Current Zoning District:</i>	Commercial Community General-1 (CCG-1)
<i>Proposed Zoning District:</i>	Residential Office (RO)
<i>Current Land Use Category:</i>	Community General Commercial (CGC)
<i>Proposed Land Use Category:</i>	Residential-Professional-Institutional (RPI)
<i>Planning District:</i>	District 5 —Northwest
<i>Council District:</i>	10-District
<i>Applicant/Agent:</i>	Zach Miller, Esq. Law Office of Zach Miller 3203 Old Barn Quart Ponte Vedra, FL 32082
<i>Owner:</i>	Adam Eiseman Hoose Homes and Investments, LLC 7563 Philips Hwy, Suite 208 Jacksonville, FL 32256
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0402** seeks to rezone 0.19± acres of a subject property from Commercial Community General-1 (CCG-1) to Residential Office (RO). The request is being sought to allow a single family dwelling. The proposed district allows for both single and multi-

family and low intensity commercial uses. The Zoning District of RO is a commercial district which will act as more of a transition from CCG-2 parcels along Lem Turner Road and the residential extending west.

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 Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) 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 2045 Comprehensive Plan. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5920-24C (**Ordinance 2024-401**) that seeks to amend the portion of the site that is within the Community General Commercial (CGC) land use category to Residential Professional Institutional (RPI). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5920-24C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

Yes. The 0.19 acre subject site is located at the intersection of Broom Street and 1st Avenue, both local roadways. The site is undeveloped. The property is also located in the Urban 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 and east is undeveloped. Abutting the property to the south is a small group home and further south, the land is undeveloped. Abutting the property to the west is a single-family residence. Further west is a church.

According to the Category Description within the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Suburban Development Area is intended to provide for low density residential development. The predominant development typology in this category is single-family residential development supplied with full urban services. The maximum allowed density is 7 units per acre when full urban services are available.

RPI in the Suburban Development Area is intended to provide low to medium density development. Development which includes medium density residential and professional office uses is preferred. RPI designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses.

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

Future Land Use Element:

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

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 3.1 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.

Policy 3.1.5 The City shall provide opportunities 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.

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 CCG-1 to RO in order to permit for the development of single family dwellings or limited commercial uses.

SURROUNDING LAND USE AND ZONING

The subject property is located at the intersection of Broom Street and 1st Avenue, both local roadways. The site is undeveloped. Located west of the subject property are single family dwellings, and east of the subject site is a mix of single family, and commercial properties. Nonetheless, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	CGC	CCG-1	Single family dwelling
East	CGC	CCG-2	Auto repair
South	CGC	CCG-1	Private club
West	LDR	RLD-60	Single family dwelling

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

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on June 6, 2024 by the Planning and Development Department, the required Notice of Public Hearing signs **were** posted.

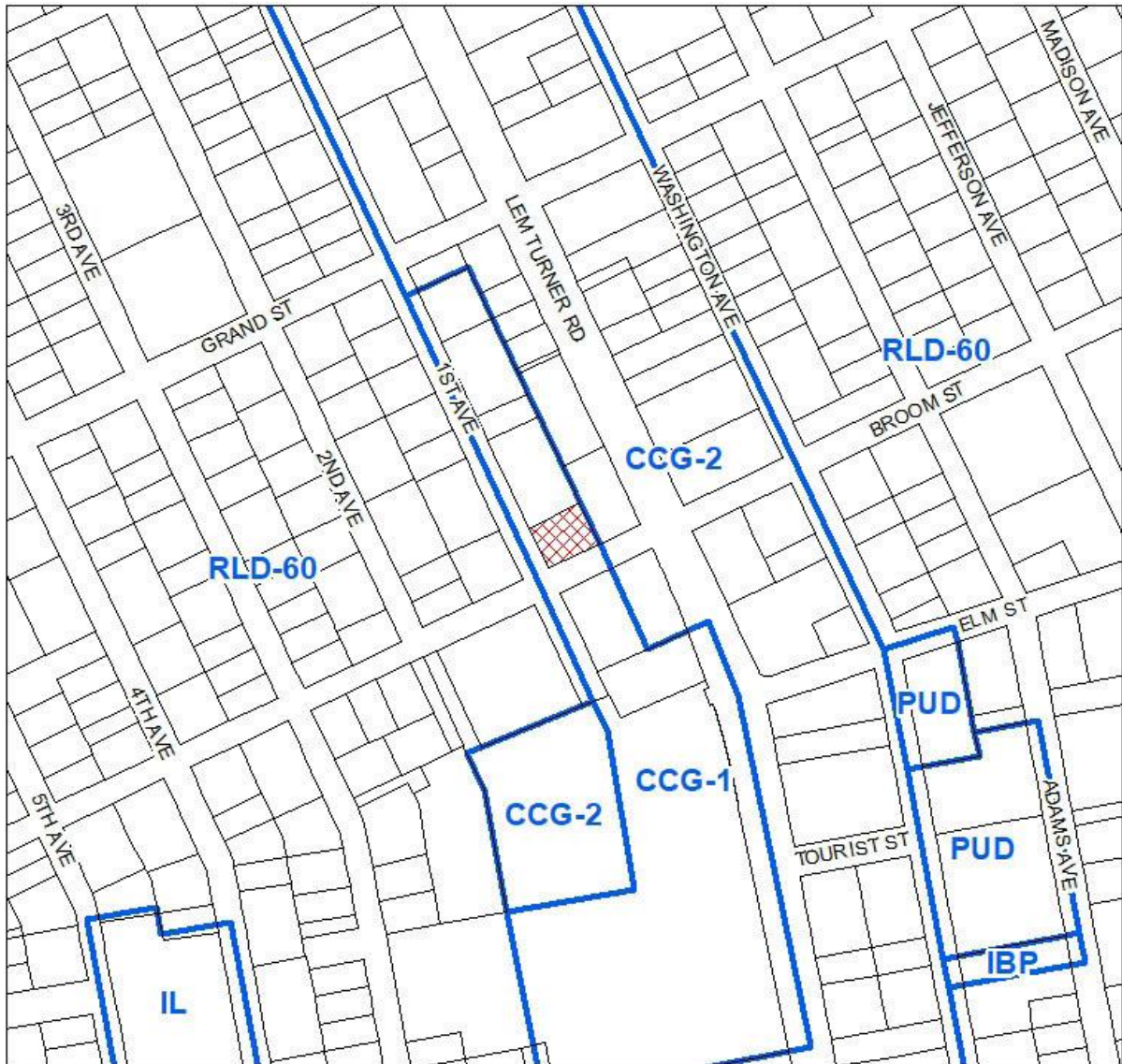


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-402** be **APPROVED**.



Aerial view of subject property

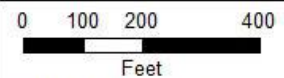
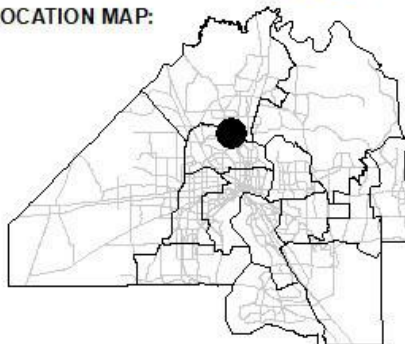


REQUEST SOUGHT:

FROM: CCG-1

TO: RO

LOCATION MAP:



COUNCIL DISTRICT:

10

ORDINANCE NUMBER

ORD-2024-0402

TRACKING NUMBER

T-2024-5493

**EXHIBIT 2
PAGE 1 OF 1**