

City of Jacksonville, Florida

Donna Deegan, Mayor

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

October 5, 2023

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.: 2023-542**

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**

Planning Commission Recommendation: **Approve**

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

Planning Commission Vote: **7-0**

Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Absent
Marshall Adkison	Aye
Daniel Blanchard	Aye
Charles Garrison	Aye
David Hacker	Aye
Jack Meeks	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
Jacksonville, FL 32202
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2023-0542

SEPTEMBER 21, 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 **2023-0542**.

Location: 617 3rd Street East

Real Estate Number: 114549-0000

Current Zoning District: Residential Medium Density-A (RMD-A)

Proposed Zoning District: Residential Medium Density-B (RMD-B)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Urban Core, District 1

Applicant/Agent: Joseph Campbell
Lloyds Construction and Consulting LLC
11633 Philips Highway
Jacksonville, FL 32256

Owner: Tieska Jumbo
310 Canon Gate Drive
Cary, NC 27518

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2023-0542** seeks to rezone approximately 0.14± acres of a property from Residential Medium Density-A (RMD-A) to Residential Medium Density-B (RMD-B) in order to construct a duplex on a vacant lot. The Planning and Development Department finds that the subject property is located in the Medium Density Residential (MDR) 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.

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 Medium Density Residential (MDR) 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. The property is located in the Urban Priority Area, council district 7 and planning district 1. A Florida Master Site File building is on site according to city GIS records, but the property is currently vacant.

The MDR land use category is intended to provide medium density single family or multi-family dwelling units at a maximum density of 20 dwelling units per acre. The 0.14-acre site can permit up to 2 units. Duplex homes are permitted in and consistent with the MDR land use category. The duplex dwelling is permitted within the MDR land use category.

Therefore, the proposed RMD-A to RMD-B rezoning is consistent with the MDR land use category and the allowable densities within the Urban Priority Area.

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

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

Future Land Use Element

Goal 1

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

The proposed rezoning of RMD-B will allow the applicant to construct a duplex on a vacant and underutilized piece of land. The addition of this duplex, if approved, would add another multi-family dwelling to an area which includes both single-family dwellings and multi-family dwellings. The redevelopment of the property will protect and preserve the character of the surrounding neighborhood by creating lots in character with other lots within the area.

Policy 1.2.9

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. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The subject properties are located in the Urban Priority Development Area and According to the JEA Availability letter dated July 13, 2023, submitted with the application, the site has access to water and sewer service along 3rd Street East.

Objective 1.6

The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

As previously mentioned, this is a vacant lot which will benefit from infill development and better serve the community.

Brownfield Area

The property is located within the Downtown Brownfield Pilot Area. The City of Jacksonville designated properties in the downtown area as a Pilot Program Brownfield Area by City Council Resolution Number 2000-125-A. The property owner may request that the property be designated a Brownfield Site. A Brownfield Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Tax credits may be available for properties designated as a Brownfield Site.

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 to RMD-B to construct a duplex on a vacant lot.

SURROUNDING LAND USE AND ZONING

The subject site is located along 3rd Street East, between Palmetto Street and Spearing Street; all three are unclassified roadways. The area is primarily single-family dwellings with a few multi-family units mixed in. While many of the properties are developed, several lots within the neighborhood are vacant undeveloped lots. It is the opinion of the Planning and Development Department that the requested rezoning to RMD-B will be consistent and compatible with the surrounding uses. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	RMD-A	Single Family Dwelling
South	MDR	RMD-A	Single Family Dwelling
East	MDR	RMD-A	Single Family Dwelling
West	MDR	RMD-A	Single Family Dwelling

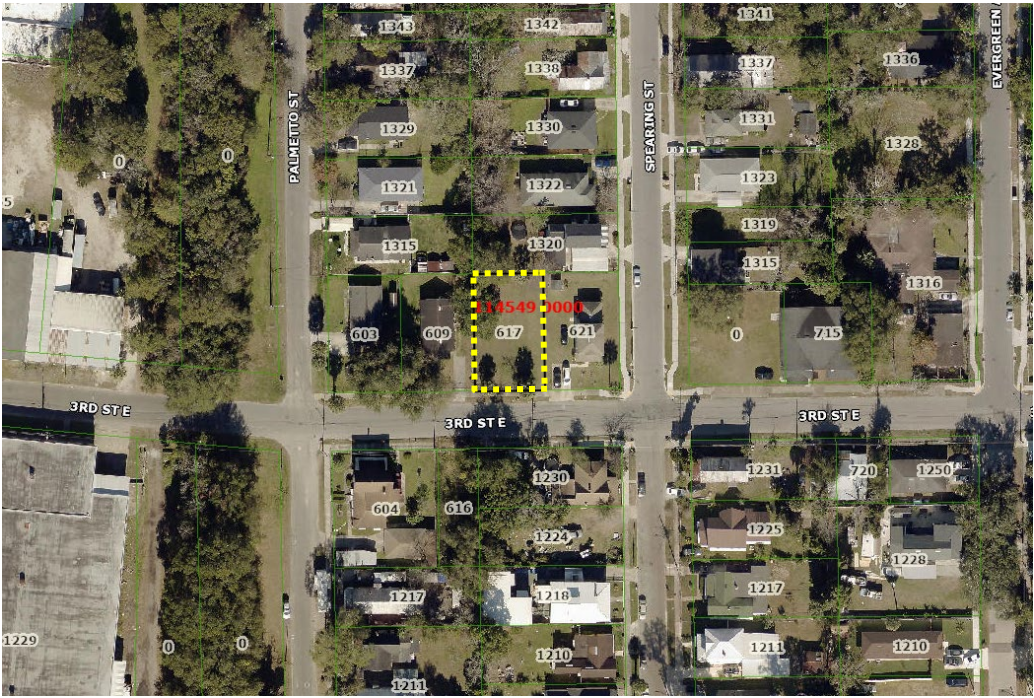
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **September 5, 2023**, by the Planning and Development Department, the required Notice of Public Hearing sign **was** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2023-0542** be **APPROVED**.

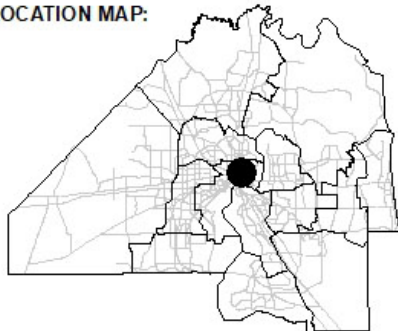
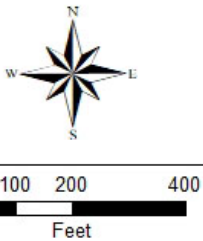


Aerial View



View of Subject Property



<p>REQUEST SOUGHT:</p> <p>FROM: RMD-A</p> <p>TO: RMD-B</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>7</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2023-0542</p>	<p>TRACKING NUMBER</p> <p>T-2023-5006</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Legal Map