



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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June 20, 2024

The Honorable Randy White, 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.: 2024-411**

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: **6-0**

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

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 2024-0411

JUNE 20, 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 **Ord. 2024-0411**.

Location: 5570 Plymouth Street

Real Estate Numbers: 067012-0000

Current Zoning District: Industrial Business Park (IBP)

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

Current Land Use Category: Light Industrial (LI)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: District 4

Council District: District 9

Applicant/Agent: Zach Miller, Esq.
Law Office of Zach Miller
3203 Old Barn Court
Ponte Vedra, Florida 32082

Owners: John Pecott
952 Grace Terrace
Jacksonville, Florida 32205

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning **2024-0411** seeks to rezone approximately 0.18 acres land from Industrial Business Park (IBP) to Residential Medium Density-A (RMD-A) zoning district. The applicant is seeking to develop the site with one single-family dwelling.

A companion Land Use Amendment **2024-0410** is seeking to change the Land Use from Light Industrial (LI) to Medium Density Residential (MDR), Staff is also recommending approval on the companion Amendment.

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 0.18 of an acre subject site is located along the south side of Plymouth Street, a collector road, between Ellis Road and Orton Street, both unclassified roads. The site currently contains a single family residence.

The applicant seeks to rezone from IBP to RMD-A to allow for a new single-family residence on the property. A companion Future Land Use Map (FLUM) amendment was also filed for this site from LI to MDR (L-5927-24C / Ordinance 2024-410) which is pending concurrently with this application.

Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and can serve as transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category. Plan amendment requests for new MDR 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. Development within the category should be compact and connected and should support multi-modal transportation. The maximum gross density is 30 units/acre.

The proposed rezoning to RMD-A is consistent with the proposed MDR land use pursuant to Ordinance 2024-410.

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

Yes. The proposed rezoning is consistent with the following policies of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

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 subject property will meet the requirements for the MDR Land Use Category if approved as required by Section 656.332 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

The subject property is located on the corner of Plymouth Street, a collector street, and Orton Street. The proposed rezoning is to develop a single-family dwelling on a site that has been previously used as a residential use with a mobile home. The surrounding areas and uses are primarily single-family homes, multi-family dwellings, and industrial business. The surrounding uses, land use categories, and zoning districts are as follows:

Adjacent Properties	Land Use Category	Zoning District	Current Use
North	LI	IL	Vacant Industrial
East	MDR	RMD-A	Single Family Dwellings
South	LI	IBP	Single-Family Dwelling
West	MDR	RMD-A	Single-Family Dwelling

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property, the required Notice of Public Hearing signs were posted on **June 13, 2024**.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2024-0411** be **APPROVED**.



Aerial View



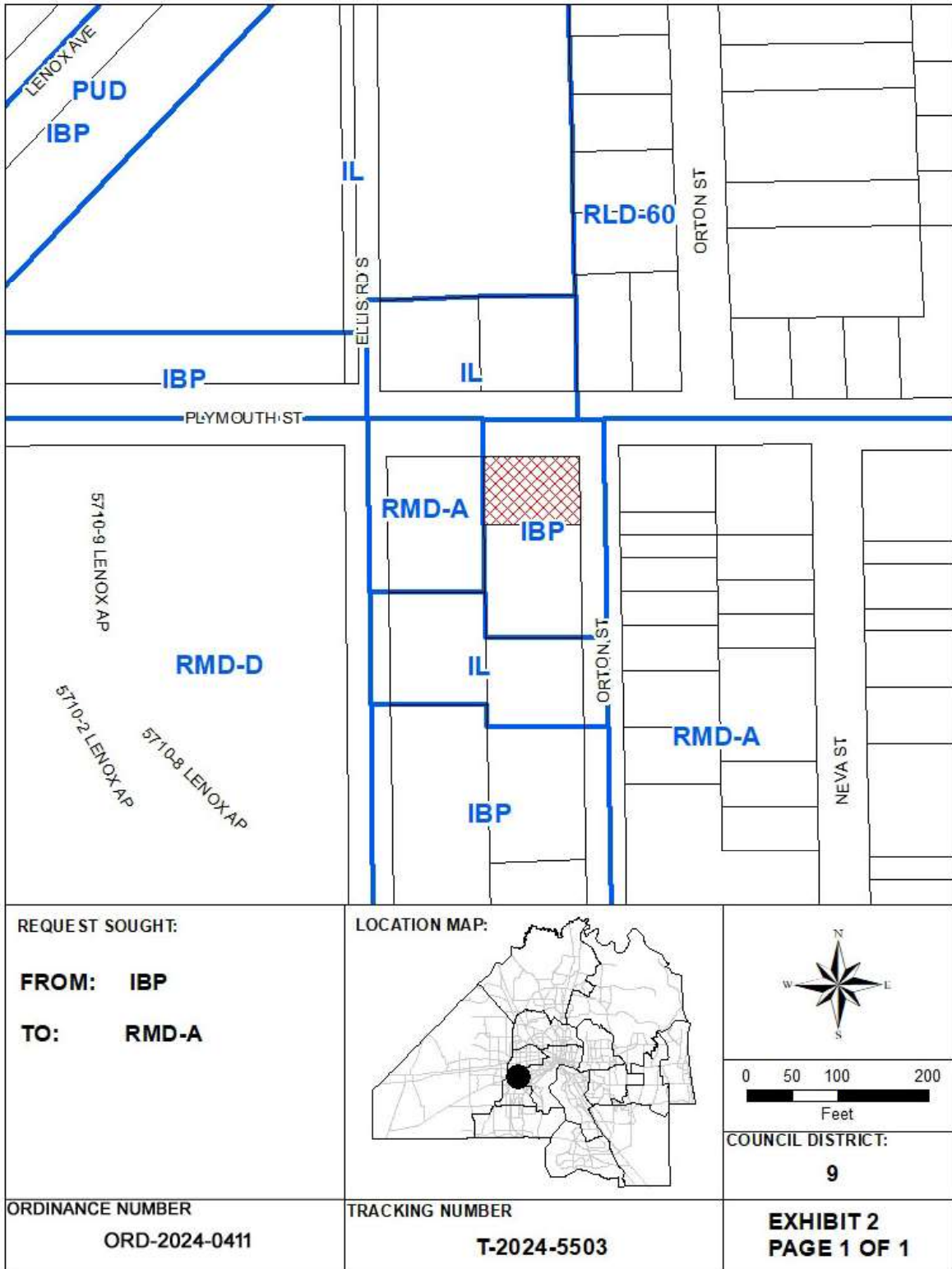
View of the Site and existing mobile home



View of the neighboring residential properties



View of the neighboring truck yard



Legal Map