



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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January 4, 2024

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.: 2023-749**

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**

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	Absent

Ali Marar

Absent

Jack Meeks

Aye

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

Sincerely,



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 2023-0749

DECEMBER 7, 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 **2023-0749**.

<i>Location</i>	0 Pine Estates Road West, between Duval Road and Pine Estates Road West
<i>Real Estate Number(s):</i>	020533-0010
<i>Current Zoning District:</i>	Commercial Office (CO)
<i>Proposed Zoning District:</i>	Residential Low Density-100B (RLD-100B)
<i>Current Land Use Category:</i>	Residential-Professional-Institutional (RPI)
<i>Proposed Land Use Category:</i>	Low Density Residential (LDR)
<i>Planning District:</i>	6 –North
<i>Owner:</i>	Richard Briggs American Classic Homes, LLC 4550 Saint Augustine Road Jacksonville, FL 32207
<i>Agent:</i>	Hunter Faulkner Jimerson Birr, P.A. 1 Independent Drive Jacksonville, FL 32202
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2023-0749** seeks to rezone approximately 1.25± acres of land from Commercial Office (CO) to Residential Low Density-100B (RLD-100B). There is a companion small-scale Land Use Amendment, seeking to amend the existing land use from Residential-Professional-Institutional (RPI) to Low Density Residential (LDR) under Ordinance **2023-0748/L-5869-23C**.

The subject property currently consists of one lot platted with the Pine Acre Farms Plat Book 19, page 52 as lot 22. The property is currently undeveloped. The applicant is seeking rezoning to change the commercial property to a residential property to put two single family dwellings on the property. The Residential Low Density-100B (RLD-100B) zoning district lot requirements are a minimum of 100 feet width, a minimum of 14,000 square feet and 40 percent maximum lot coverage.

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 district consistent with the functional land use category identified in the 2045 Comprehensive Plan?

Yes. The 1.25-acre subject site is located on the corner of Pine Estates Road West and Dunn Avenue. According to the City's Functional Highways Classification Map, Dunn Avenue is a minor arterial roadway. The property is in Council District 8 and Planning District 6, North CPAC. The property is 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 subject site is currently undeveloped.

According to the Category Descriptions of the Future Land Use Element (FLUE), Residential Professional Institutional (RPI) in the Suburban Development Boundary 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.

Low Density Residential (LDR) is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. LDR in the Suburban Area is intended to provide for low density residential development. Any new LDR designations in the

Suburban Area with densities above 4 units per acre must be connected to JEA water and sewer. If either water or sewer is unavailable, the maximum density will be 4 units per acre, with a minimum lot size of a quarter acre. Lacking both JEA services, the maximum density is 2 units per acre, with a minimum lot size of a half acre.

The proposed zoning change to Residential Low Density-100B (RLD-100B) is consistent with the proposed Low Density Residential (LDR) land use category.

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 Goals, Objectives, and Policies of the 2045 Comprehensive Plan, Future Land Use Element:

Policy 1.1.7

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

Though there are commercial properties along Dunn Avenue, there are still several single-family dwellings on lots that are a half-acre and larger in the area. The addition of two single family dwellings at this location will still provide a transition of densities in the area.

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.

As mentioned above, the addition of two single-family dwellings will provide a balance of residential to non-residential commercial uses along Dunn Avenue and in the surrounding area.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Airport Environment Zone

The site is located within the 150-foot Height and Hazard Zone for Jacksonville International Airport. Zoning will limit development to a maximum height of 150 feet,

unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Dunn and Main Corridor Study

The Dunn and Main Corridor Study was written in 2006 with the intention of providing a framework for the revitalization of the Dunn Avenue and Main Street corridors. It identifies the various districts along the corridor, including the Pine Estates District where the subject site is located. While the study does not call out the subject site directly, development of the property with single family homes is consistent with the goals outlined in the Dunn and Main Corridor Study.

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. The subject property will meet the requirements of the RLD-100B zoning district as set forth in the Zoning Code.

The applicant stated that the lot will be split into two lots for one single family dwelling on each of the lots. The northern lot which corners Pine Estates Road West and Dunn Avenue will be 250 feet wide and will have JEA water and a septic system. The southern lot will be 150 wide and will be serviced by well and septic. This southern lot must be at least a half-acre with well and septic services and the northern lot must be at least a quarter-acre with being serviced by one city service, but not the other.

SURROUNDING LAND USE AND ZONING

The subject property is located west of Pine Estates Road West and south of Dunn Avenue, a minor arterial roadway. The proposed RLD-100B zoning district permits development well suited to the contiguous residential development density as a transitional density. The area south of the subject lot is residential. Along the southern side of Dunn Avenue there is a split commercial to residential presence. However, there are multiple lots within the area that are substandard to the RR-Acre zoning district standards coming in just below one acre. If the applicant and owner are successful in rezoning this property to RLD-100B, they will still have plenty of area to split the lot for two single family dwellings. Surrounding land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	CGC	CCG-2	Vacant
East	LDR	RR-Acre	Single Family Dwelling
South	LDR	RR-Acre	Single Family Dwellings
West	RPI/LDR	CO/RR-Acre	Medical Office, SFD

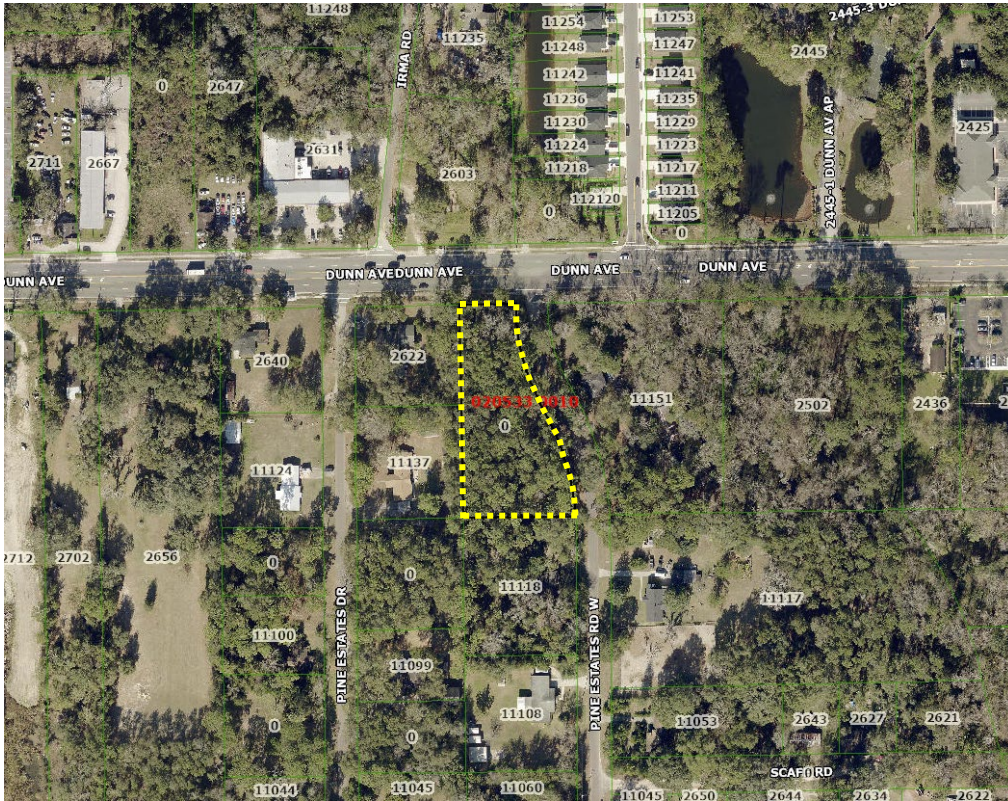
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on November 15, 2023, 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 **2023-0749** be **APPROVED**.



Aerial view of the subject property.



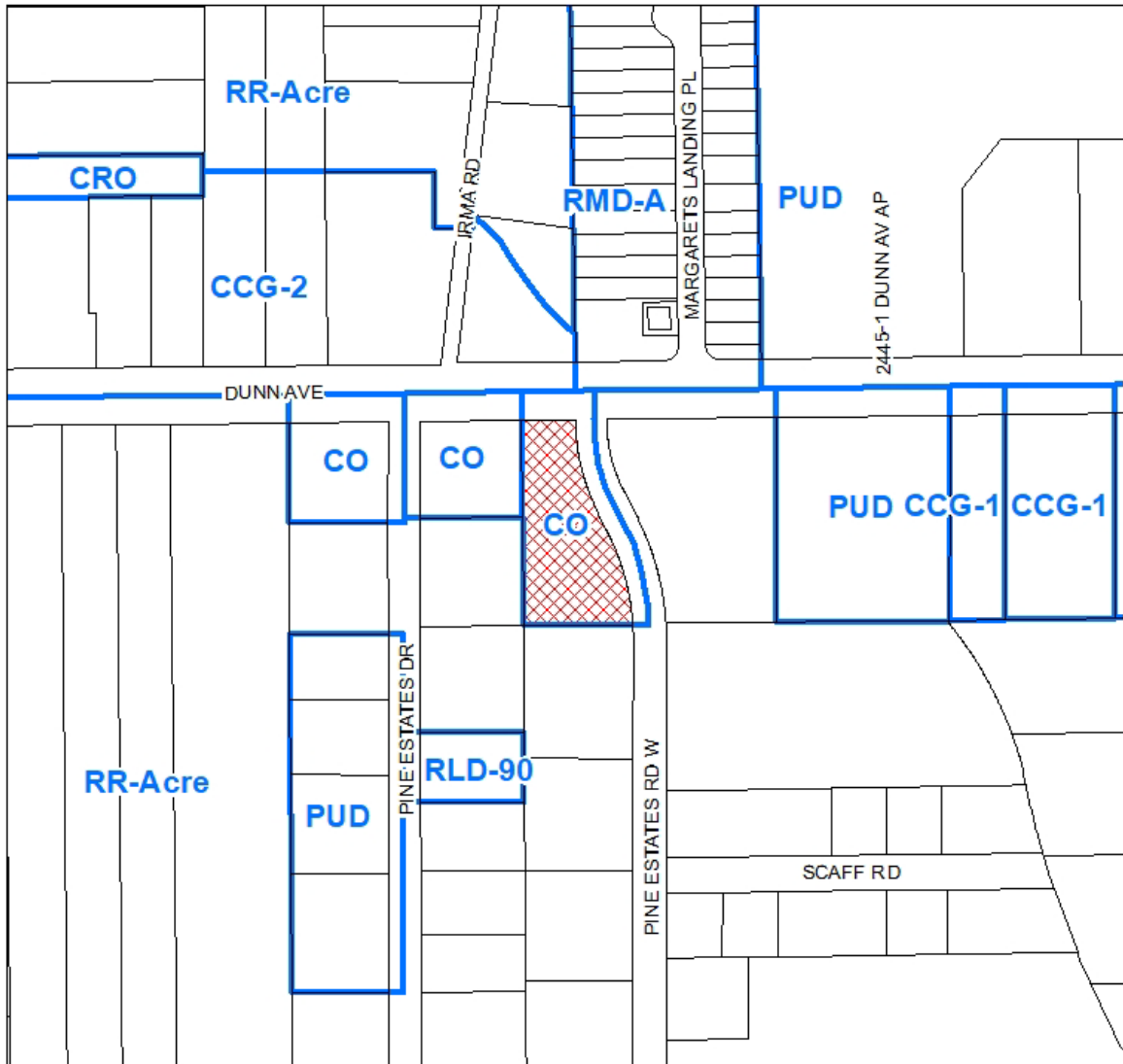
View of subject property from Pine Estates Road West.

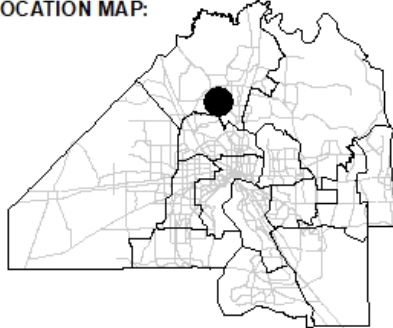
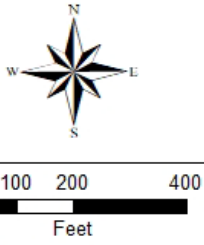


View of subject property from Pine Estates Road West.



View of subject property from Dunn Avenue.



<p>REQUEST SOUGHT:</p> <p>FROM: CO</p> <p>TO: RLD-100B</p>	<p>LOCATION MAP:</p>  <p>TRACKING NUMBER</p> <p>T-2023-5145</p>	 <p>COUNCIL DISTRICT:</p> <p>8</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>
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Legal Map