



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

May 9, 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.: 2024-280**

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: **6-0**

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

Jack Meeks

Absent

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
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING 2024-0280

MAY 9, 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 **2024-0280**.

Location: 3694 Grandy Avenue

Real Estate Numbers: 070258-0000

Current Zoning: Commercial Office (CO)

Proposed Zoning: Residential Office (RO)

Current Land Use Category: Residential Professional Institutional (RPI)

Planning District: District 3-Southeast

Council District: District 5

Applicant: Stephen Smith
Campione Law
501 W. Bay Street, Suite 100
Jacksonville, FL 32202

Owner: Christopher Campione
Emerson Office Complex II, LLC
501 W. Bay Street, Suite 100
Ponte Vedra Beach, FL 32202

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning **2024-0280** seeks to rezone approximately 0.21± acres from Commercial Office (CO) to Residential Office (RO) zoning district. The applicant is requesting to rezone the parcel to bring into compliance a non-conforming use of multi-family residential due to the property being under new ownership. The subject property located at the corner of Emerson Street and Grandy Ave is currently developed with a duplex. The structure was originally constructed in 1942 as a single-family dwelling with a detached single-story garage. Since that time the main dwelling and the garage have been connected with an enclosed breezeway with a second story unit having been added to the original garage. Legally non-conforming uses/structures can continue to

exist if they are not enlarged, extended, reconstructed, moved or structurally altered except to change the use of the structure to a use permitted in the district.

Rezoning this property from CO to RO would allow the legally non-confirming use of multi-family to come into compliance with the Zoning Code. The department finds it appropriate for the established surrounding development as the property has been used as a duplex for the past 10+ years. Properties with frontage along Emerson Street between Hendricks Avenue and Fleet Street are zoned Commercial Office (CO) with the primary use being office space and single family residential. Local roadways branching from Emerson Street are developed with single-family residential with the adjacent properties to both the north, west and east being single-family. The zoning district of RO is a restrictive transitional district that the department finds appropriate for the surrounding neighborhood.

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 Residential Professional Institutional (RPI) 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 0.21 of an acre subject site is located at 3694 Grandy Avenue on the north side of Emerson Street and south of Lakewood Road. According to the City's Functional Highways Classification Map Emerson Street is a Minor Arterial Roadway. The site is located in the RPI land use category, Planning District 3, Council District 5, and in the Urban Development Area. The applicant seeks to rezone the property from CO to RO.

The RPI land use category in the Urban Area is intended to provide compact 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 Vehicle Miles Travelled.

The RO zoning district is a primary zoning district within the RPI land use category. The proposed zoning change from CO to RO is consistent with the RPI land use category.

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

Yes. This rezoning does further the Goals, Objectives and Policies of the 2045 Comprehensive Plan, including the following:

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.

Approval of this rezoning request would create uses compatible with the development patterns of the area. Therefore, this request would be in compliance with Objective 1.1.

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.

Airport Environment Zone

The site is located within the 300-foot height and Hazard Zone for the Jacksonville Naval Air Station. Zoning will limit development to a maximum height of 300 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).

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

No. Staff of the Planning and Development Department finds that the proposed rezoning will not be in conflict with any portion of the City’s land use regulations. Staff also finds that the proposed RO zoning district will be compatible with the area as the property has been used as a duplex for 10+ years and this proposed rezoning from CO to RO will allow the property to continue to be used as a duplex, bringing the use into conformance with the zoning code.

SURROUNDING LAND USE AND ZONING

The subject property is located on Grandy Avenue, just east of Hendricks Avenue. The surrounding uses, land uses, and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RLD-60	Single-Family Dwelling

East	RPI	CO	Single-Family Dwelling
South	RPI	CO	Business Office
West	RPI	CO	Single-Family Dwelling

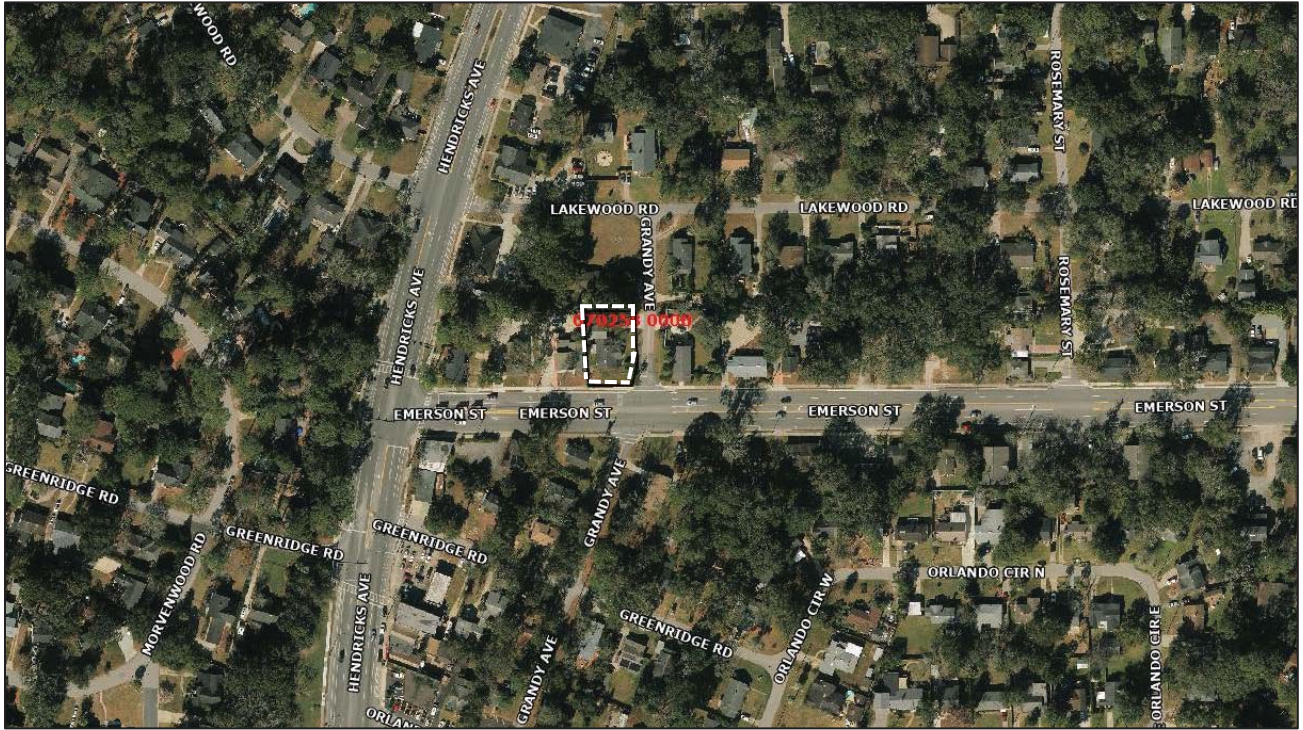
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on the required Notice of Public Hearing signs **were** posted on **April 15, 2024**.

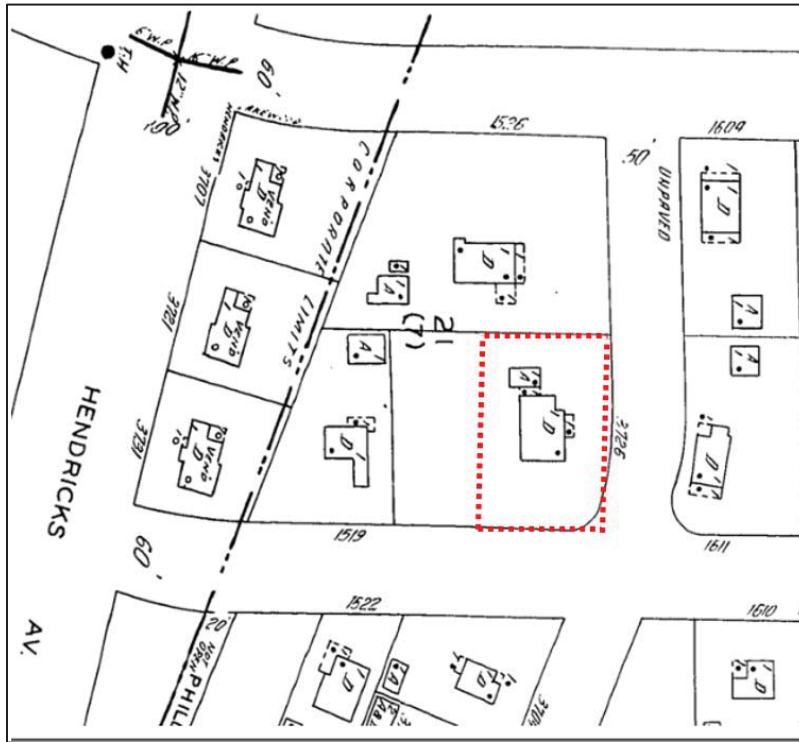


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2024-0280** be **APPROVED**.



Aerial Map
Source: JaxGIS



Historic Sanborn Maps



Subject Property

Source: Planning & Development Department, 4/16/2024



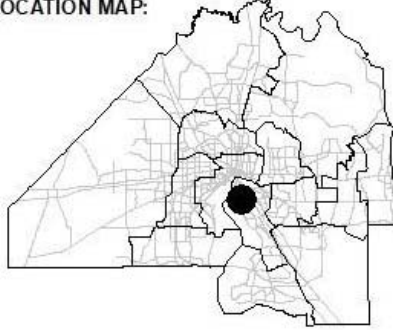

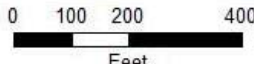
View of Subject Property facing the intersection of Emerson Road and Grandy Avenue

Source: Planning & Development Department, 4/16/2024



View of Subject Property facing north on Grandy Avenue
Source: Planning & Development Department, 4/16/2024



<p>REQUEST SOUGHT:</p> <p>FROM: CO</p> <p>TO: RO</p>	<p>LOCATION MAP:</p>  <p>TRACKING NUMBER</p> <p>T-2024-5485</p>	  <p>COUNCIL DISTRICT:</p> <p>5</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>
--	--	--

Legal Map