

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2020-0300

JULY 23, 2020

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 **2020-0300**.

Location: 0 Taylor Field Road
Between Old Middleburg Road and Cecil Commerce
Center Parkway

Real Estate Numbers: 016369 0000

Current Zoning District: Residential Rural-Acre (RR-Acre)

Proposed Zoning District: Residential Low Density-50 (RLD-50)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southwest, District 4

Applicant/Agent: Wyman Duggan, Esq.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owner: Greg Cabrera/Sonya Floyd
1820 Maplewood Lane
Orange Park, FL 32065

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2020-0300** seeks to rezone 10.40± acres from Residential Rural-Acre (RR-Acre) to Residential Low Density-50 (RLD-50) for the purpose of developing the property with a single-family subdivision. The subject property abuts **PUD 2017-0486** which permits 40 and 50-foot single-family lots, along with single-family attached dwellings. The applicant has stated that this rezoning is a conventional rezoning to expand the Plantation Oaks/Longleaf PUD subdivision. The applicant has also stated that the property will be accessed through **PUD 2017-0486** via Longleaf Branch Drive.

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 2030 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 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?

Yes. The site subject to the rezoning is located in the LDR land use category within the Suburban Development Area as identified on the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. Single-family and multi-family dwellings are the principal use for land designated as LDR. As such, all of the RLD zoning districts are primary zoning districts within this land use category.

Future Land Use Element

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.

Approval of this rezoning would allow for the expansion of the Plantation Oaks/ Longleaf PUD subdivision, which currently allows for lots consistent with the RLD-50 zoning district, along with 40 foot lots and single-family attached houses.

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.

JEA water and sewer will be provided to the site in over to allow for the minimum lot requirements for the RLD-50 zoning district.

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.

RLD-50 allows for smaller lot sizes than the RR-Acre Zoning District. This zoning district, if connected to JEA water and sewer would allow lots, to a minimum, 5,000 square feet. This lot size is consistent with much of the surrounding area.

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

Yes. The proposed rezoning is consistent with the listed objectives, policies, and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The proposed rezoning to RLD-50 promotes a pattern of compatible uses (*i.e.* single-family dwellings) consistent with the surrounding area and future development.

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, the subject property will be rezoned from RR-Acre to RLD-50 Zoning District as outlined in Section 656.313 of the Zoning Code and permit the development of a single-family subdivision.

SURROUNDING LAND USE AND ZONING

The subject property is located west of Longleaf Branch Road and north of PUD 2017-0486. The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RR-Acre	Vacant Land
East	MDR	PUD 2017-0486	Single family dwellings
South	MDR	PUD 2017-0486	Single family dwellings
West	CSV/RPI	PUD 1999-0804	Vacant Land

A rezoning of approximately 77 acres west of Old Middleburg Rad S and south of the subject property, was approved under PUD 2017-0486. This PUD allows for house consistent with the RLD-40 and RLD-50 zoning district and attached single-family homes. Approval of this rezoning to RLD-50 would provide for the development of similar housing characteristics consistent with the surrounding area.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on July 9, 2020, 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 2020-0300 be **APPROVED**.



Source: City of Jacksonville Planning and Development Department, 07/9/2020

Aerial view of Subject Property.



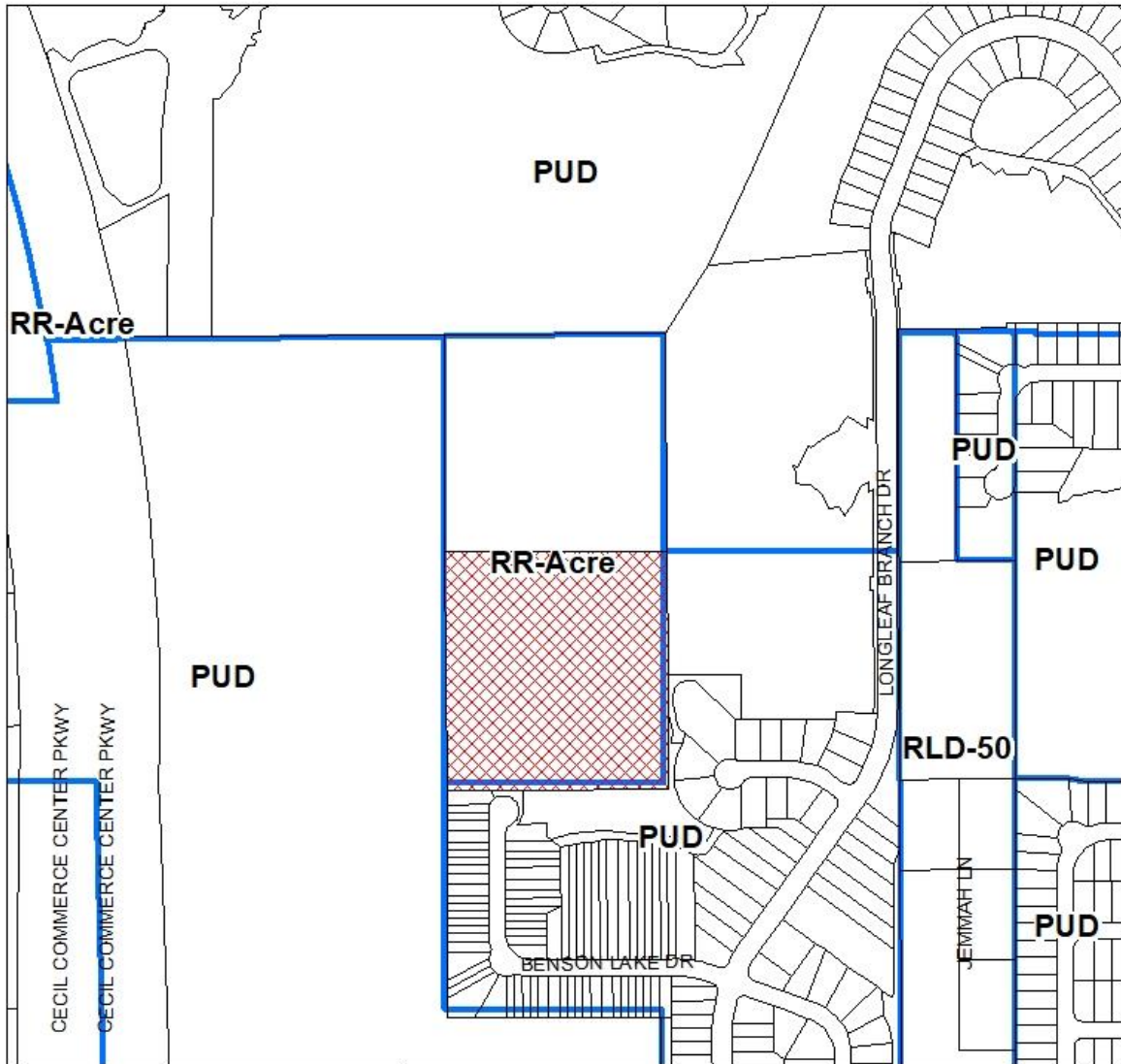
Source: City of Jacksonville Planning and Development Department, 07/9/2020

View of Subject Property from Longleaf Branch Drive.



Source: City of Jacksonville Planning and Development Department, 07/9/2020

View of neighboring PUD 2017-0486.

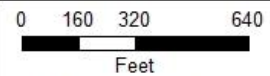
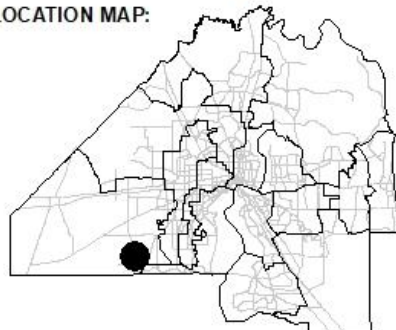


REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-50

LOCATION MAP:



COUNCIL DISTRICT:

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APPLICATION NUMBER

T-2020-2704

EXHIBIT 2
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