

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2025-0060

FEBRUARY 20, 2025

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 **2025-0060**.

<i>Location:</i>	1665 9 th Street West, 1910 Grunthal Street
<i>Real Estate Number:</i>	052293-0080; 052293-0000
<i>Current Zoning District:</i>	Residential Low Density-60 (RLD-60)
<i>Proposed Zoning District:</i>	Residential Medium Density-B (RMD-B)
<i>Current Land Use Category:</i>	Low Density Residential (LDR)
<i>Proposed Land Use Category:</i>	Medium Density Residential (MDR)
<i>Planning District:</i>	Urban Core, District 1
<i>Council District:</i>	District 7
<i>Applicant/Owner:</i>	Rebecca Davis R.E.S.T.O.R.E. Inc 2500 King Louis Drive Jacksonville, FL 32254 Alonza Anderson A J Anderson Construction LLC 13241 Bartram Park Blvd Jacksonville, FL 32258
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0060** seeks to rezone approximately 0.40± acres of a property from Residential Low Density-60 (RLD-60) to Residential Medium Density-B (RMD-B) in order to construct a quadraplex on two combined lots. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) 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. There is a companion Small Scale Land Use Amendment (2025-0059) which seeks to amend the Land Use Category from Low Density Residential (LDR) to Medium Density Residential (MDR). Staff is also recommending approval on the companion Land Use 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 subject site is 0.4-acres and is located along the north side of 9th Street West, between Pearce Street and Grunthal Street, all unclassified roadways, in a neighborhood surrounding Edward Waters University. The site is also located in Council District 7, Planning District 1, and the Urban Priority Development Area.

The applicant is proposing a rezoning from Residential Low Density-60 (RLD-60) to Residential Medium Density-B (RMD-B) to allow for the development of a quadplex. The applicant has also proposed a companion land use amendment from Low Density Residential (LDR) to Medium Density Residential (MDR), which is pending concurrently with this application, pursuant to Ordinance 2025-059.

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. The maximum gross density in the Urban Priority Area shall be 20 units/acre and the minimum gross density shall be greater than 7 units/acre. In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Low Density Residential (LDR) without such services.

The proposed rezoning to RMD-B is consistent with the MDR land use category.

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

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.

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.

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.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for residents. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the Comprehensive Plan and Land Development Regulations.

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 quadraplex on two lots that will be combined.

SURROUNDING LAND USE AND ZONING

The subject site is located along 9th Street West, between Pearce Street and Grunthal Street; all three are local roadways. The surrounding neighborhood is a mix of residential styles varying from Single Family Dwellings, and Multi-Family Dwellings. 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	LDR	RLD-60	Single Family & Multi-Family Dwellings
South	LDR	RLD-60	Single Family Dwellings / Church
East	LDR	RLD-60	Single Family & Multi-Family Dwellings
West	LDR	RLD-60	Single Family Dwelling

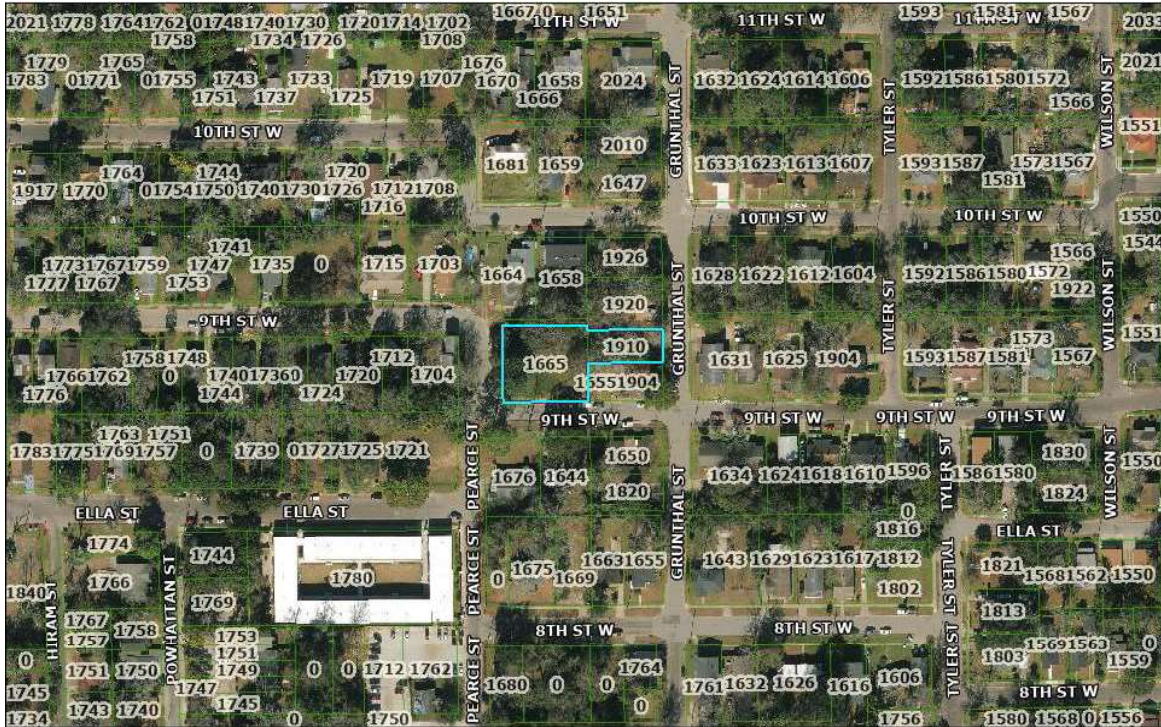
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **February 11, 2025**, by the Planning and Development Department, the required Notice of Public Hearing sign **was** posted.

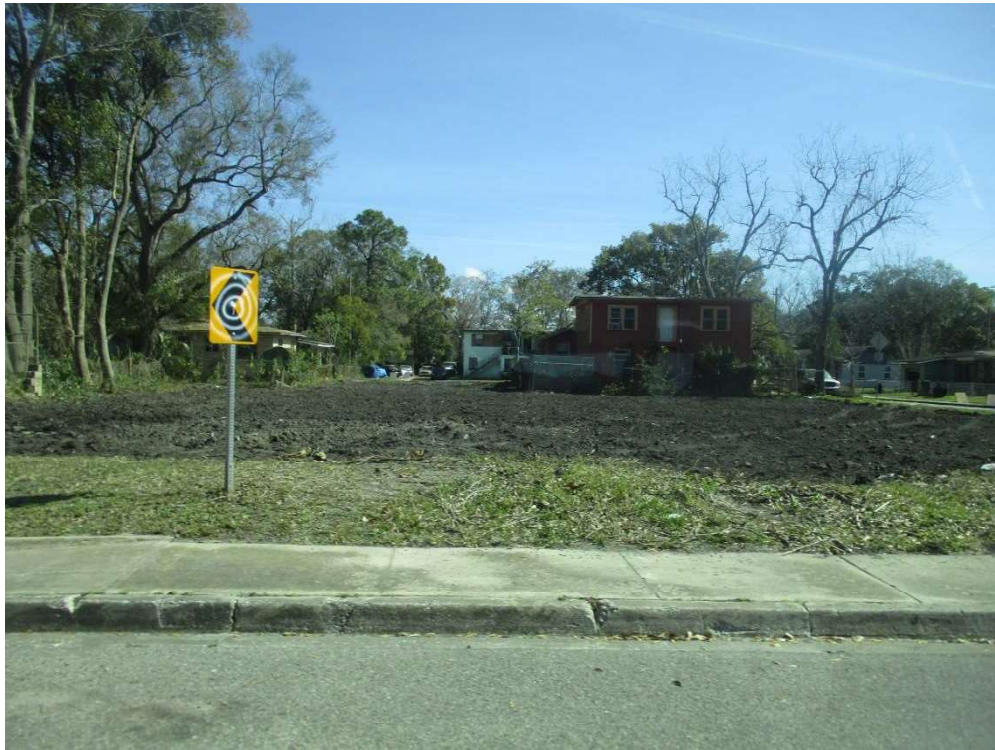


RECOMMENDATION

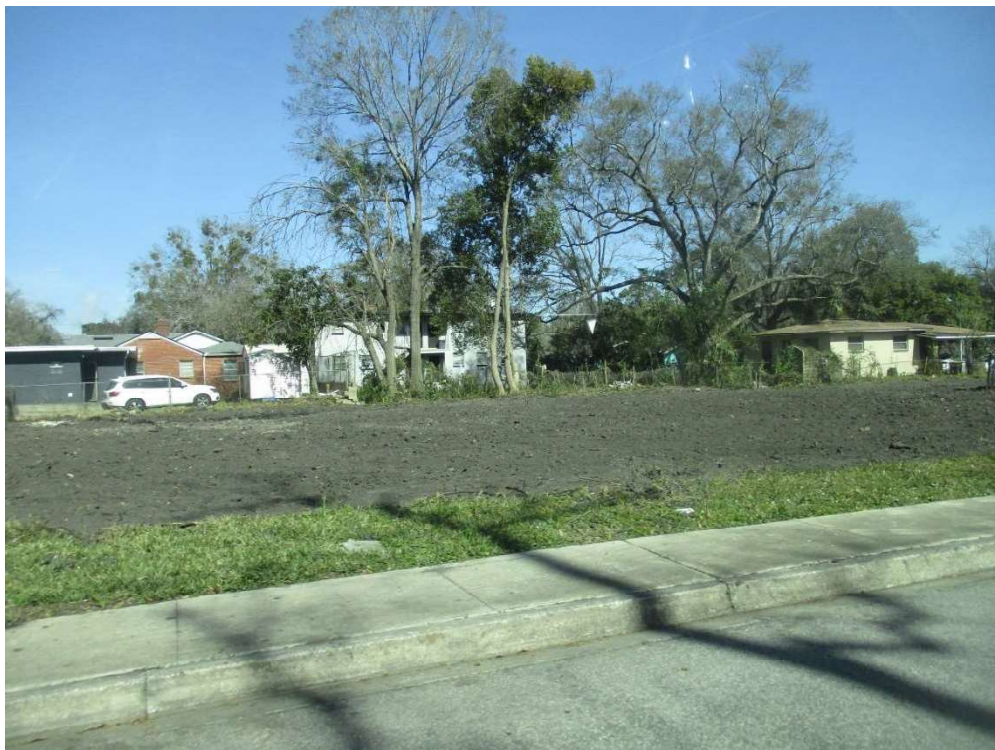
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2025-0060** be **APPROVED**.



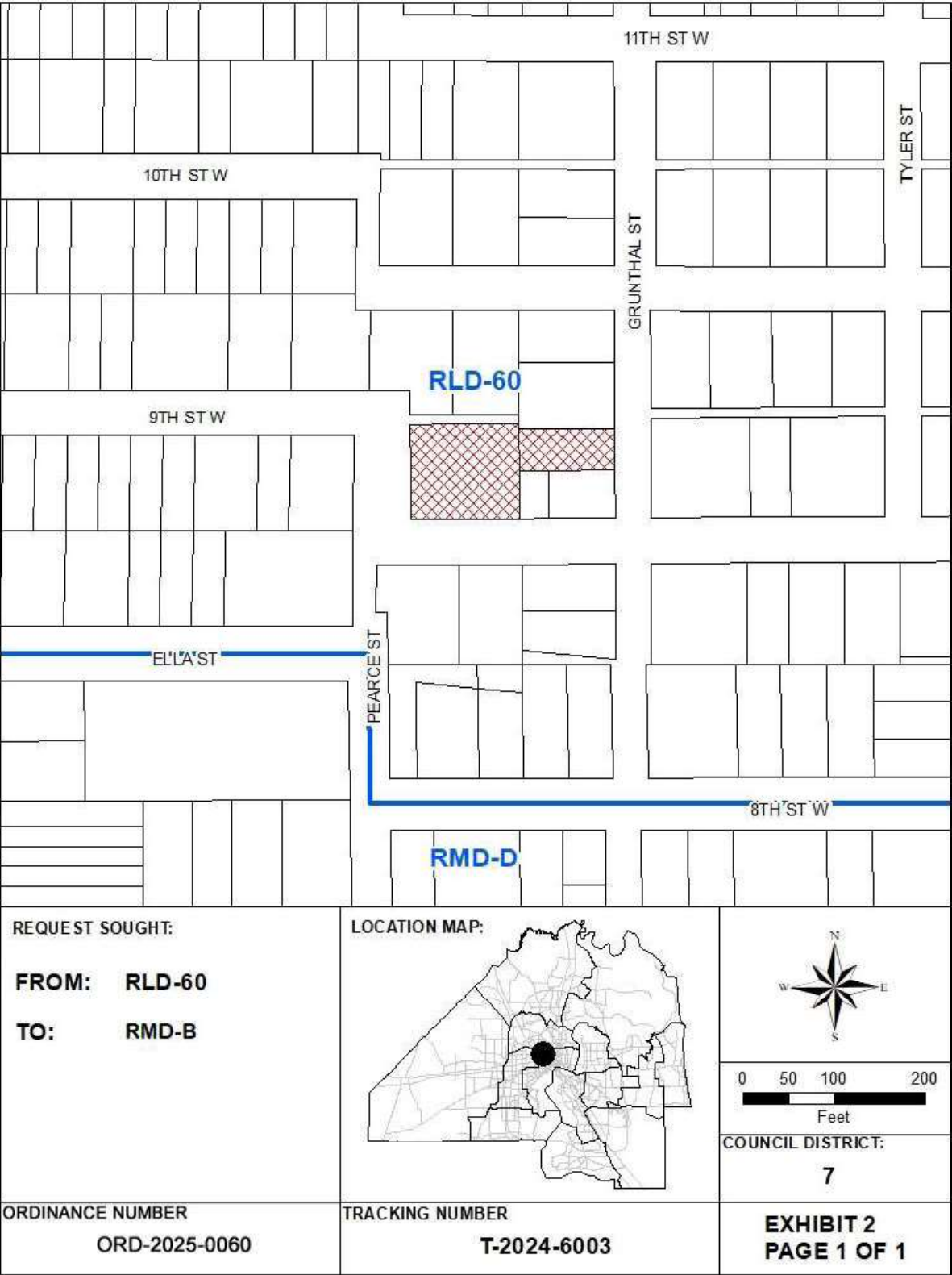
Aerial View



View of the Subject Site



View of the Subject Site



Legal Map