



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
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March 21, 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.: 2024-149**

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:	8-0
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	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
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING 2024-0149

MARCH 21, 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 **2024-0149**.

Location: 0 JTB Boulevard
Between San Pablo Road and Hodges Blvd

Real Estate Numbers: 167771-0000; 167771-4000

Current Zoning: Agriculture (AGR)

Proposed Zoning: Residential Low Density-60 (RLD-60)

Current Land Use Category: Agriculture (AGR)

Proposed Land Use Category: Residential-Professional-Institutional (RPI)

Planning District: District 3, Southeast

Council District: District 3

Applicant: Paul M. Harden, Esq.
Law Office of Paul M. Harden
1431 Riverplace Blvd. Suite 901
Jacksonville, FL 32207

Owner: Kernan R. Hodges Revocable Trust
P.O. Box 16771
Jacksonville, FL 32245

Staff Recommendation: **Approve**

GENERAL INFORMATION

Application for Rezoning **2024-0149** seeks to rezone approximately 21.14 acres from Agriculture (AGR) to Residential Low Density-60 (RLD-60) to permit single-family dwellings. The subject site is the northern portion of a private runway just to the west of the Pablo Creek Reserve Neighborhood. The applicant states that the runway is no longer of use to the owners and they seek to redevelop the site with a single-family neighborhood.

There is a companion Small Scale Land Use Amendment (**2024-0148**) that seeks to change the current Land Use Category of Agriculture (AGR) to Residential-Professional-Institutional (RPI).

The Planning and Development Department is also recommending approval on the 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 21.14-acre subject property is the northern portion of an air strip located on the south side of J Turner Butler Boulevard and is east of the Pablo Creek Preserve. According to the City's Functional Highway Classification Map, J Turner Butler Boulevard is classified as an FDOT Expressway.

The applicant is proposing an amendment to the Future Land Use Map series (FLUMs) from Agriculture (AGR) to Residential Professional Institutional (RPI) in the Rural Development Area, with a companion rezoning application from Agriculture (AGR) to Residential Low Density-60 (RLD-60) for the development of single-family homes. The companion rezoning, Ordinance 2024-149, is pending concurrently with this application. In addition to the land use amendment, the applicant is also proposing to change the development area from Rural to Suburban. The subject site is located in Planning District 3 and Council District 3.

According to the Category Description within the Future Land Use Element (FLUE), Agriculture (AGR) is intended to provide for agricultural uses and to preserve the existing rural character of outlying areas of the City. Most AGR lands are located in the Rural Area of the City where full urban services and facilities will not be provided by the City during the planning time frame. Accordingly, the principal activities allowed in these categories are agriculture and related uses, such as farming, horticulture, forestry and logging, storage, processing and wholesale distribution of farm supplies and products, and other resource dependent uses. In order to preserve the rural character of these areas, residential uses are permitted at very low densities.

According to the Category Description within the Future Land Use Element (FLUE), Residential Professional Institutional (RPI) in the Suburban Area 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. The maximum gross density in the Suburban Area is 15 units/acre.

The proposed use is consistent with the 2045 Comprehensive Plan and therefore is consistent with the proposed RLD-60 zoning district.

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

Yes. This rezoning is supported by the following Objectives and 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.

Policy 1.1.18 Extensions of the Development Areas will be noted in each land use amendment where an extension is needed or requested concurrent with a Future Land Use Map Amendment. In addition, plan amendments shall meet the requirements as set forth in FLUE Policies 1.1.19 and 1.1.21.

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.

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. 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. The subject site is in an area that is developed with Single Family Homes, Conservation areas, and a Golf Course. The proposed change to residential categories is similar in nature to the surrounding uses and would not be in conflict with them.

SURROUNDING LAND USE AND ZONING

The subject property is located south of JTB Boulevard, between Hodges Boulevard and San Pablo Road. Access to the site today is limited to a private roadway that begins at the southern end of the JTB and Hodges Interchange. The surrounding uses, land uses, and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	RPI	PUD	Residential Common Area

East	RPI/AGR	PUD	Single-Family Dwellings
South	AGR	AGR	Runway
West	AGR	AGR	Conservation Land

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on the required Notice of Public Hearing signs were posted on **March 12, 2024**.

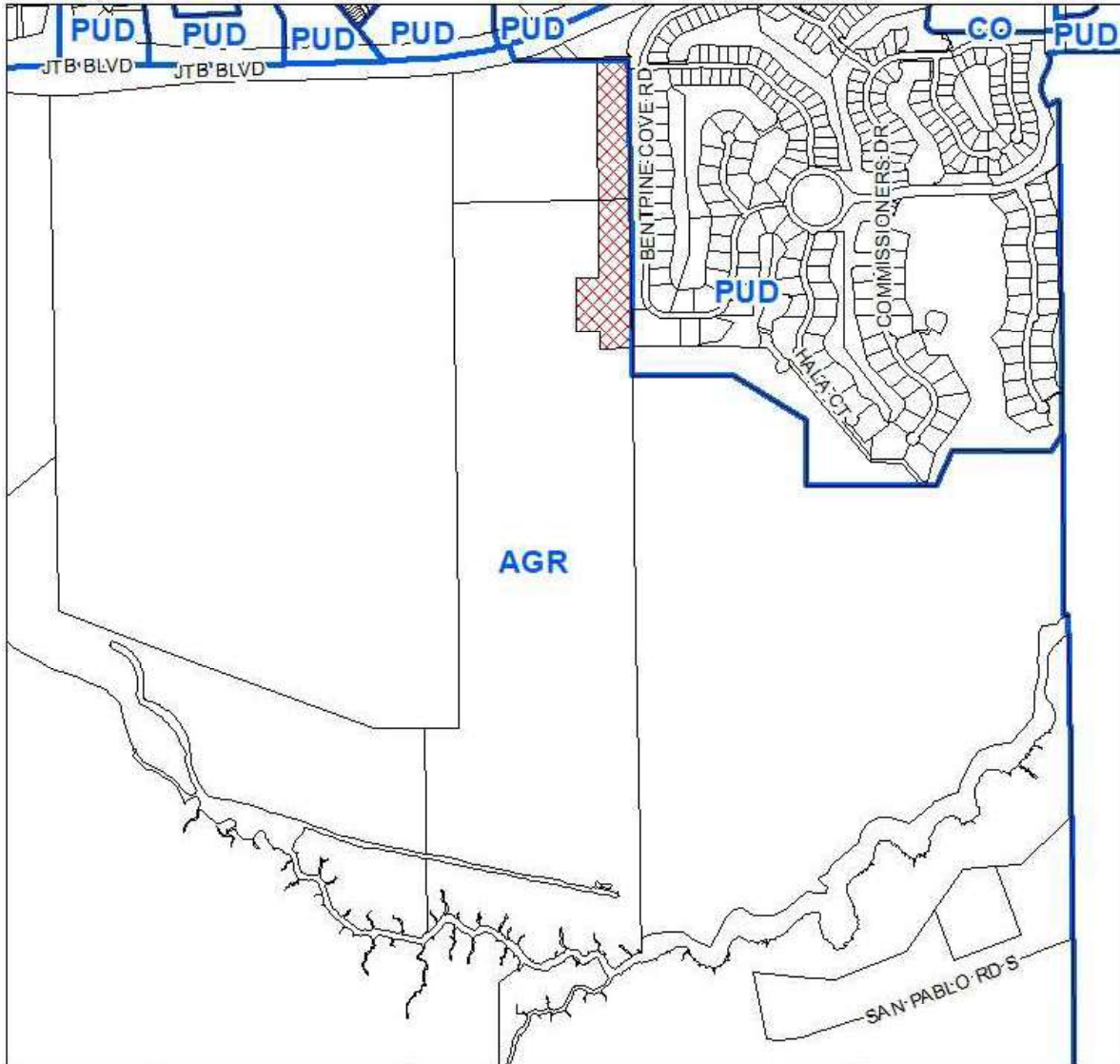


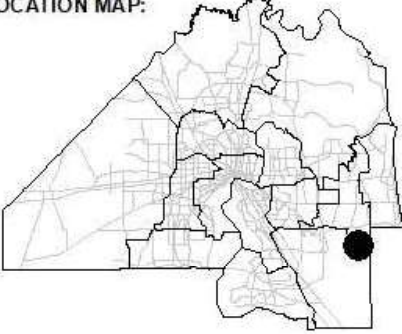

RECOMMENDATION

Based on the foregoing, the Planning and Development Department recommends that the Application for Rezoning **2024-0149** be **Approved**.



Aerial View



<p>REQUEST SOUGHT:</p> <p>FROM: AGR</p> <p>TO: RLD-60</p>	<p>LOCATION MAP:</p> 	 <p>0 500 1,000 2,000</p> <p>Feet</p> <p>COUNCIL DISTRICT:</p> <p>3</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2024-0149</p>	<p>TRACKING NUMBER</p> <p>T-2023-5367</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Legal Map