



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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October 3, 2024

The Honorable Randy White
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.: 2024-725**

Dear Honorable Council President White, 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 Vote: **6-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Absent
Amy Fu	Aye
Julius Harden	Aye
Mon'e Holder	Aye
Ali Marar	Absent
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
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2024-0725****OCTOBER 3, 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 Ordinance **2024-0725**.

Location: 6039 Gilchrist Road
Between New Kings Road and Sibbald Road

Real Estate Number: 039963-0000

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

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

Current Land Use Category: Low Density Residential (LDR)

Planning District: District 5 — Northwest

Council District: District 10

Applicant/Owner: LaGrace White
2571 Chapala Drive
Kissimmee, FL 34746

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0725** seeks to rezone 0.64± acres of vacant property from Residential Rural-Acre (RR-Acre) to Residential Low Density-60 (RLD-60) in order to allow for the property owner to split the property and have a single-family home on each lot. Once the proposed properties are rezoned to RLD-60 the lots will be required to be 60 feet wide with a minimum square footage of 6,000 square feet. The properties will have city water with a septic tank, therefore, each new lot will be required to be .25-acre lot area.

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 0.64-acre subject site is located along the north side of Gilchrist Road, between Pine Park Drive and New Kings Road, a FDOT Principal Arterial (US-23). The site is in Planning District 5, Council District 10, and is in the Urban Development Area. The subject site is in the LDR land use category. The applicant seeks to rezone the subject site from RR-Acre to RLD-60.

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. The maximum gross density in the Suburban Area shall be 7 units/acre when centralized potable water and wastewater services are available to the site and there shall be no minimum density. The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available. The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.

RLD-60 is a primary zoning district in the LDR 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:

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.

Approval of this rezoning would allow the property owner to create two new lots following the lot requirements of the RLD-60 zoning district with a single-family home on each lot.

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.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low and 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.

King-Soutel Community Redevelopment Area

The subject site is located within the Kings-Soutel Community Redevelopment Area (CRA), therefore, the application went before the King Soutel Crossing CRA Advisory Board on Thursday, August 22, 2024. The board reviewed the application and voted unanimously 5-0 to recommend approval of the application.

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

No. The proposed rezoning does not conflict with any portions of the City’s land use regulations. If approved, the subject property will be permitted for development within the RLD-60 zoning district.

SURROUNDING LAND USE AND ZONING

The subject site is located along the north side Gilchrist Road near the corner of Pine Park Drive and Gilchrist Road. The properties that surround the proposed properties to the north, east, and south are zoned for single-family dwellings in the Residential Rural-Acre (RR-Acre) zoning district. The properties to the west of the subject property contain multiple zoning districts—Commercial Office (CO), Commercial Community General-2 (CCG-2), and Commercial Community-1 (CCG-1) that comprise of a single-family home and a motel. Staff finds the requested rezoning to RLD-60 furthers the 2045 Comprehensive Plan’s goals and purposes to provide more infill development. Nonetheless the surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre	Single Family Dwellings
South	LDR	RR-Acre	Single Family Dwellings
East	LDR	RR-Acre	Single Family Dwellings
West	LDR; CGC	RR-Acre; CCG-1; CCG-2; CO	Single Family Dwellings; Motel

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-60 will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on September 17, 2024, by the Planning and Development Department, the 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 2024-0725 be **APPROVED**.

Aerial View of the subject property



Source: JaxGIS, 9/16/2024

View of Subject Property



Source: Planning & Development Department, 9/17/2024

View of adjacent properties on the south side of Gilchrist Road



Source: Planning & Development Department, 9/17/2024

View of eastern Gilchrist Road



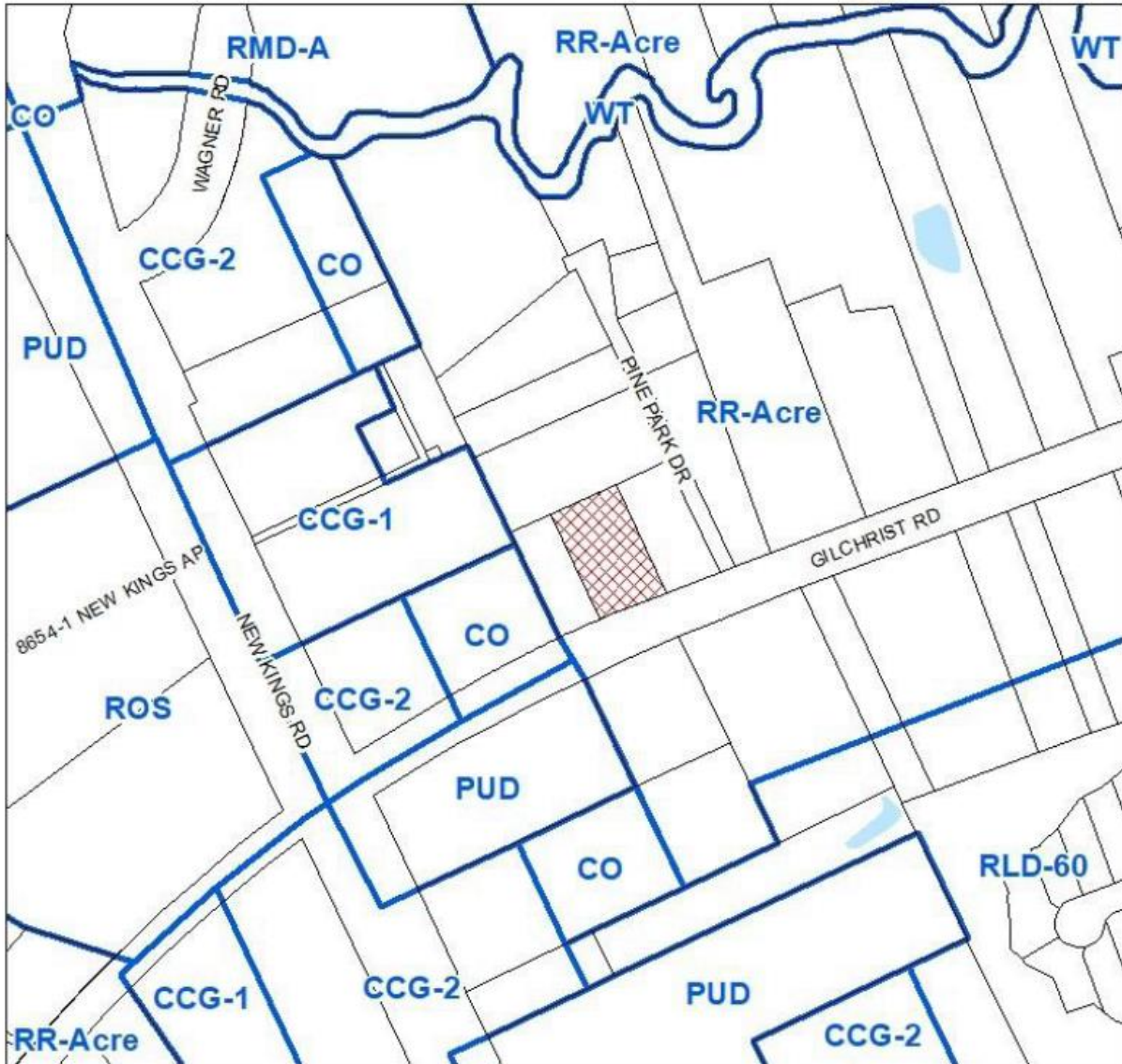
Source: Planning & Development Department, 9/17/2024

View of western Gilchrist Road



Source: Planning & Development Department, 9/17/2024

Legal Map

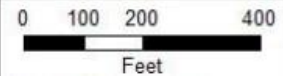
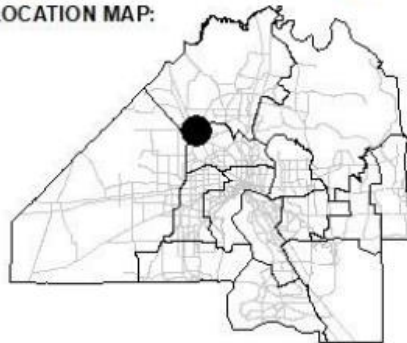


REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-60

LOCATION MAP:



COUNCIL DISTRICT:

10

TRACKING NUMBER

T-2024-5739

**EXHIBIT 2
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