

REPORT OF THE PLANNING DEPARTMENT FOR APPLICATION
FOR REZONING ORDINANCE 2025-0173

APRIL 3, 2025

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2025-0173**.

<i>Location:</i>	3062 Sunnybrook Court Between Detroit Street and Melson Avenue
<i>Real Estate Number(s):</i>	057499-0000
<i>Current Zoning District(s):</i>	Residential Low Density- 60 (RLD-60)
<i>Proposed Zoning District:</i>	Residential Medium Density-D (RMD-D)
<i>Current Land Use Category:</i>	Low Density Residential (LDR)
<i>Proposed Land Use Category:</i>	Medium Density Residential (MDR)
<i>Planning District:</i>	Northwest, District 5
<i>Council District:</i>	District 9
<i>Applicant/Agent:</i>	Cyndy Trimmer, ESQ. 1 Independent Drive, Suite 1200, Jacksonville, FL 32202
<i>Owner:</i>	Artek Homes LLC 3595 Sheridan Street, Unit 204 Hollywood, FL 33021
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0173** seeks to rezone 3.47 acres of land from the Residential Low Density-60 (RLD-60) Zoning District to the Residential Medium Density-D (RMD-D) Zoning District to permit the development of single-family or townhomes. The site **is the subject** of the companion Small Scale Land Use Amendment **L-6013-24C (Ordinance 2025-**

0172) seeks to amend the land use category from Low Density Residential (LDR) to Medium Density Residential (MDR).

The property is currently developed with a single-family home and a multi-family development of 8 units just north of the property, with commercial usages directly to the south. The overall site has frontage along Detroit Street, a local roadway. Detroit Street is just north of Beaver Street West, which is classified as a minor arterial roadway.

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 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. However, there is a companion Application for Small Scale Large Scale Land Use Amendment to the Future Land Use Map Series **L-6013-24C (Ordinance 2025-0172)** that seeks to amend the portion of the site that is within the LDR land use category to Medium Density Residential (MDR). Staff is recommending that Application for Small-scale/Large-scale Land Use Amendment to the Future Land Use Map Series **L-6013-24C** be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

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 subject site is in the Urban Priority Area in which MDR is intended to provide compact medium to high density development. 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. There shall be no minimum density for single family dwellings when the surrounding development typology is single family. 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.

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

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

FLUE 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.

FLUE Policy 3.1.12: The City shall, through Land Development Regulations, require higher density residential development and supporting commercial facilities to locate on major arterial or collector roads used for mass transit routes, and in proximity to major employment areas in order to ensure the efficient use of land, public facilities, and services, and transportation corridors.

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

No. It is the opinion of the Planning Department that the proposed rezoning does not appear to conflict with any portion of the City's land use regulations. The proposed rezoning will allow a continuance of residential/multi-family development in the area and provide a greater variety of housing types and services. This development provides a natural transition from commercial fronting Beaver Street West, to medium density, then to single family, moving north.

SURROUNDING LAND USE AND ZONING

The subject property is located on Sunnybrook Court. The proposed rezoning to RMD-D will be consistent and compatible with the surrounding residential uses in the area and provide a gradual shift of land and zoning usages off State Road Beaver Street, just south of the subject property. The surrounding uses, land use categories and zoning are as follows:

Adjacent Properties	Land Use Category	Zoning District	Current Use
North	LDR, MDR	RLD-60, RMD-D	Single-family residential, multi-family
East	LDR, CGC	RLD-60, CCG-2	Single-family residential, service garage
South	CGC	CCG-2	Variety of commercial usage
West	LDR	RLD-60	Single-family residential

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **March, 21st 2025**, the required Notice of Public Hearing sign was posted:



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0173** be **APPROVED**.



View of subject property from Detroit Street heading north



View of subject property from Sunnybrook Court