

City of Jacksonville, Florida

Donna Deegan, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

August 17, 2023

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.: 2023-430**

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:	5-0
Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Absent
Marshall Adkison	Absent
Daniel Blanchard	Aye
David Hacker	Aye
Morgan Roberts	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



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 2023-0430

AUGUST 17, 2023

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 2023-0430**.

Locations: 13600 Bamboo Dr, between Cherry Avenue & San Pablo Road South

Real Estate Numbers: 167215-0000, 167214-0500 & 167212-0000

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

Proposed Zoning District: Residential Medium Density – D (RMD-D)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Arlington/Beaches, District 2

City Council District: District 13

Applicant/Agent: Marshall H. Phillips
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, FL 32207

Owner: San Pablo Bamboo Townhouse, LLC
446 3rd Street
Neptune Beach, FL 32266

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2023-0430** seeks to rezone 0.86 acres from Residential Low Density 60 (RLD-60) to Residential Medium Density- D (RMD-D) to facilitate multi-family development. The site is within the MDR functional land use category as defined by the Future Land Use Map series (FLUMs) contained in the Future Land Use Element (FLUE) adopted as part of the 2045 Comprehensive Plan. The property has frontage on Bamboo Drive an unclassified road as classified by the Functional Highway Classification Map of the 2045 Comprehensive Plan, and on Cherry Avenue, an unclassified road. The site is currently vacant.

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 and Development Department finds that the subject property will be located in a Medium Density Residential (MDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2045 Comprehensive Plan. The Medium Density Residential (MDR) in the Suburban Area is 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. Residential development is permitted at up to twenty (20) dwelling units per acre where centralized water and sewer are available. 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.

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

Yes. The proposed amendment is consistent with the following policies of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan:

Policy 1.2.8	Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.
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The proposed site will be served by centralized wastewater collection and potable water distribution systems as evidenced by the attached JEA Availability letter dated February 16, 2023.

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.
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The proposed rezoning would allow for and facilitate multi-family development near a major arterial roadway consistent with the development of the surrounding neighborhood. This in addition to nearby single-family development will provide opportunities for various housing types and help to mitigate sprawl.

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

No. The proposed change in Zoning District is consistent with the Medium Density Residential future land use category as defined in the Future Land Use Element of the 2045 Comprehensive Plan. The MDR category allows for densities of up to 20 units per acre, with full urban services, as this site will be able to utilize. The proposed zoning designation of RMD-D would provide a consistent density with the MDR land use category. The proposed rezoning has been identified as being related to the following issues identified in the 2045 Comprehensive Plan, however, does not appear to be in conflict with any portion of the City's land use regulations.

Airport Environment Zone

The site is located within the 300-foot Height and Hazard Zone for the Mayport Naval Air Station. Zoning will limit development to a maximum height of less than 300 feet unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards, or other potential hazards to the safe navigation of aircraft as required by Section 656.1005.1(d).

Adaptation Action Area (AAA)

One hundred percent (100%) of the amendment site is located within the AAA. The AAA boundary is a designation in the City's 2045 Comprehensive Plan which identifies areas that experience coastal flooding due to extreme high tides and storm surge, and that is vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning. The AAA is defined as those areas within the projected limit of the Category 3 storm surge zone, those connected areas

of the 100-year and 500-year Flood Zone, and additional areas determined through detailed flood analysis.

The applicant is encouraged to consider site design measures, such as clustering development away from the AAA, to protect development from the impacts of flooding.

SURROUNDING LAND USE AND ZONING

The subject property is located on Bamboo Drive and Cherry Avenue. The surrounding uses, land use category and zoning are as follows:

<u>Adjacent Properties</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use</u>
North	CGC	CCG-1	Single-family homes
East	MDR	RLD-60	Vacant, Single-family
South	MDR	PUD (2019-0800)	Multi-family
West	CGC	PUD (2022-0110)	Warehouse/Commercial

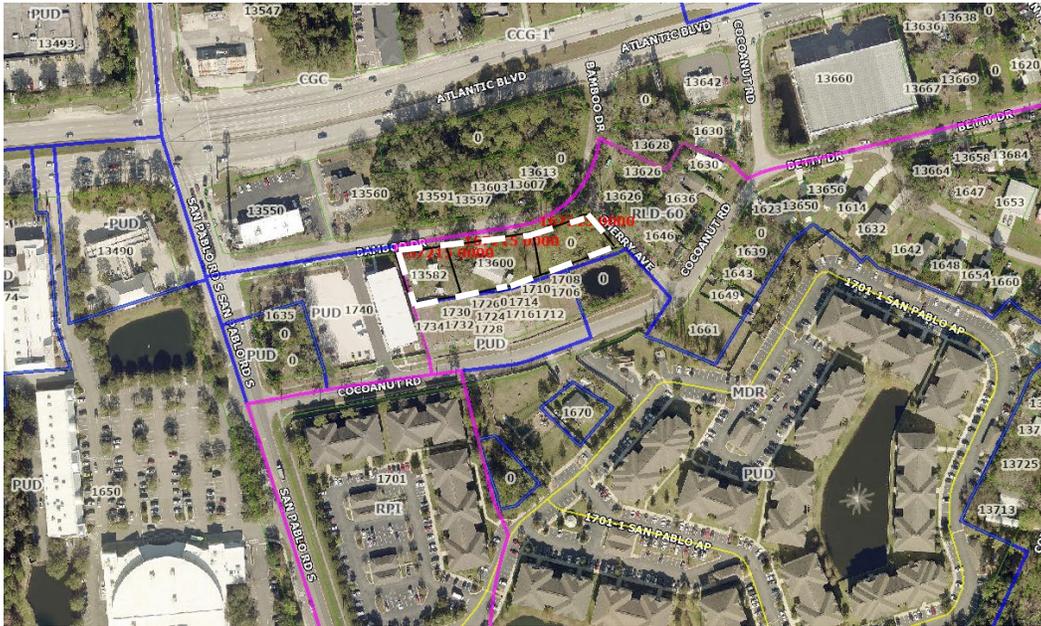
SUPPLEMENTARY INFORMATION

The applicant provided the photo below showing that the signs were posted:



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2023-0430 be **APPROVED**.



Aerial View

Source: City of Jacksonville Planning and Development Department
Date: July 26, 2023



View of subject property and adjacent multi-family development

Source: City of Jacksonville Planning and Development Department
Date: July 26, 2023



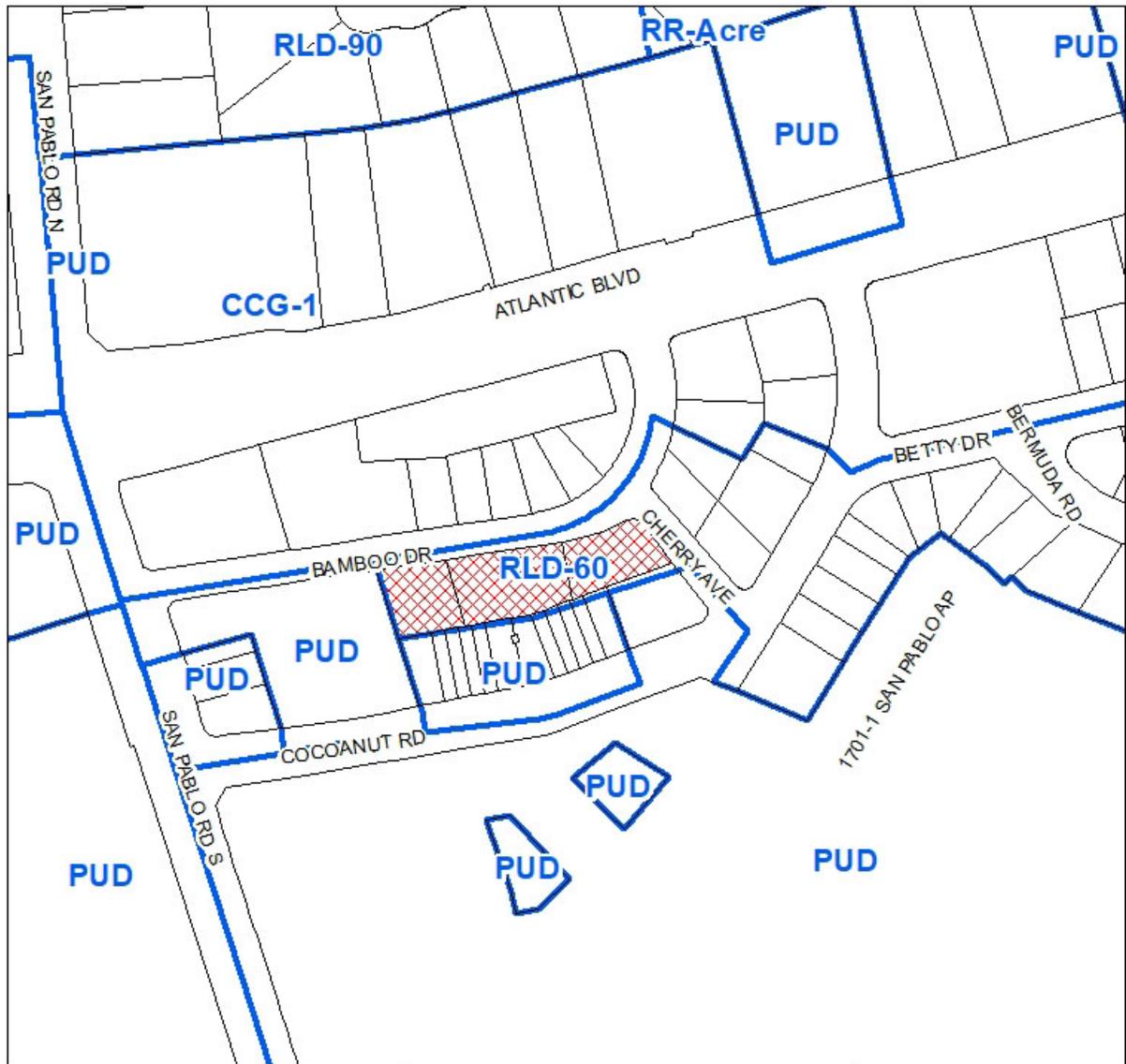
View of Adjacent Single-Family Homes

*Source: City of Jacksonville Planning and Development Department
Date: July 26, 2023*



Adjacent multi-family along Coconut Road

*Source: City of Jacksonville Planning and Development Department
Date: July 26, 2023*



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: RMD-D</p>	<p>LOCATION MAP:</p>	
	<p>TRACKING NUMBER</p> <p>T-2023-4960</p>	<p>COUNCIL DISTRICT:</p> <p>13</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>