



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

January 18, 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.: 2023-851**

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: **7-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Absent
Mark McGowan, Secretary	Aye
Lamonte Carter	Absent
Amy Fu	Aye
Julius Harden	Aye
Mon'e Holder	Aye
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
(904) 255-7820
blewis@jacksonville.gov

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2023-0851

JANUARY 18, 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 **2023-0851**.

<i>Location:</i>	6010 Firestone Road, between Wheat Road and 118 th Street
<i>Real Estate Number:</i>	014561 0000
<i>Current Zoning District:</i>	Residential Rural-Acre (RR-Acre)
<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>	Southwest, District 4
<i>Council District:</i>	District 14
<i>Applicant/Owner:</i>	Alea Tukes 2771 Monument Road, Ste 29 179 Jacksonville, FL 32225
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2023-0851** seeks to rezone approximately 1.96± acres of property from Residential Rural-Acre (RR-Acre) to Residential Medium Density-D (RMD-D). The applicant has submitted a companion small scale Land Use Amendment (**Ordinance 2023-0850 / L-5863-23C**), which seeks to amend the existing land use from Low Density Residential (LDR) to Medium Density Residential (MDR). The applicant is seeking the rezoning in order to develop the property with multi-family dwellings.

Per the Medium Density Residential (MDR) land use category, the minimum density requirement is 7 units per acre, with a maximum of 20 units per acre when connected to centralized water and sewer. Based on the acreage of the lot, the applicant could build a maximum of 39 units on the subject property, with the approval of both this rezoning and the companion land use.

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 with the approval of the companion small scale Land Use Amendment (2023-850 / L-5863-23C) the subject property will be located in the Medium Density Residential (MDR) functional land use categories 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. According to the Future Land Use Element (FLUE), MDR in the Suburban Development Area is intended to provide compact medium density residential development. Plan amendment requests for new MDR designations are preferred in locations that are supplied with full urban services and in locations that serve as a transition between commercial and residential land uses. Multi-family and single-family dwellings are the predominant development typology in this category. The maximum gross density in the Suburban Development Area shall be 20 units per acre, and the minimum gross density shall generally be greater than seven (7) units per acre. In the absence of the availability of centralized water and sewer, the maximum gross density of development permitted in this category shall be the same as allowed in Low Density Residential (LDR) without such services.

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 rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

Future Land Use Element

Policy 1.1.10

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

The subject property is located on the southwest corner of Wheat Road and Firestone Road, which is developed with residential structures and transitions between RMD-D, RMD-A, and RR-Acre Zoning Districts. Approval of the rezoning to RMD-D would allow for a similar zoning designation as the nearby properties, therefore being in compliance with Policy 1.1.10.

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.

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 Planning and Development Department, the subject property will be rezoned from RR-Acre to RMD-D in order to develop multi-family dwellings.

SURROUNDING LAND USE AND ZONING

The subject site is located on the southwest corner of Wheat Road and Firestone Road. North of the application site is the Colonial Forest apartment complex. To the south and southwest continues the RR-Acre low density lot typology. Directly east are single-family dwellings. Approval of the rezoning request to RMD-D would allow for development similar in nature to surrounding properties. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	RMD-D	Multi-family dwellings
South	LDR	RR-Acre	Single-family dwellings
East	MDR	RMD-A	Single-family dwellings
West	LDR	RR-Acre	Single-family dwellings

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

SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on **January 11, 2024** to the Planning and Development Department, that the Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2023-0851** be **APPROVED**.



Source: Planning & Development, 1/11/2024

Aerial view of the subject property, facing north.



Source: Planning & Development, 1/11/2024

View of the subject property from Wheat Road.



Source: Planning & Development, 1/11/2024

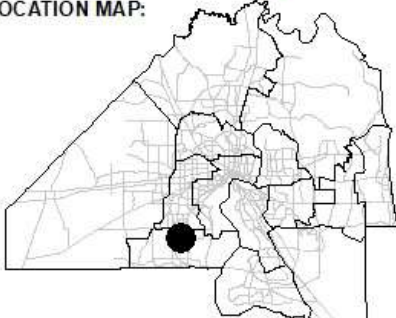

View of the subject property from Wheat Road.



Source: Planning & Development, 1/11/2024

View of the neighboring multi-family development, located north of the subject property, on Wheat Road.



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: RMD-D</p> <p>ORD 2022-0901</p> <p>ORD-2023-0851</p>	<p>LOCATION MAP:</p> 	 <p>0 100 200 400 Feet</p> <p>COUNCIL DISTRICT: 14</p>
	<p>TRACKING NUMBER T-2023-5135</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>