



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 23, 2025

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.: 2024-0975**

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 Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: **8-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Charles Garrison	Aye
Julius Harden	Aye
Ali Marar	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, appearing to read "Erin L. Abney". The signature is fluid and cursive, with a long horizontal stroke at the end.

Erin L. Abney, MPA

Chief, Current Planning Division
Planning & Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT TO**APPLICATION FOR REZONING ORDINANCE 2024-0975****JANUARY 23, 2025**

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 **2024-0975**.

Location: 0, 3674, 3746, 3751, 3774, 3791, 3797, 3827, & 3838
Hemlock St

Real Estate Number: 019451-0055, 019451-0040, 019451-0050, 019466-0160, 019451-0020, 019466-0150, 019466-0050, 019466-0060 & 019452-0000

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

Proposed Zoning District: Residential Low Density-40 (RLD-40)

Current Land Use Category: Rural Residential (RR)

Proposed Land Use Category: Low Density Residential (LDR)

Planning District: North, District 6

Council District: District 8

Applicant/Agent: Cyndy Trimmer, Esq.
Driver. McAfee, Hawthorne and Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, FL 32202

Owner: Kathleen Plymel
3827 Hemlock Street
Jacksonville, FL 32218

Eva L Fowler
3838 Hemlock Street
Jacksonville, FL 32218

John K. Hunt
3791 Hemlock Street
Jacksonville, FL 32218

Claudia Biser
Claudia Biser, PA Florida Corp.
3746 Hemlock Street
Jacksonville, FL 32218

Staff Recommendation:

APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0975** seeks to rezone approximately 17.08± acres of property from Rural Residential-Acre (RR-Acre) to Residential Low Density-40 (RLD-40) to develop the property with a Single-Family subdivision. There is a companion Land Use Amendment, 2024-0974 (L-5993-24C). The proposed LUA is requesting to change the functional land use category of the subject property from Rural Residential (RR) to Low Density Residential (LDR). The Planning Department is also Recommending Approval on the Small-Scale 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. There is a companion Application for Land Use Amendment to the Future Land Use Map Series of the 2045 Comprehensive Plan, Ordinance Ord. 2024-974 (L-5993-24C) requesting to change the functional land use category of the subject property from Rural Residential (RR) to Low Density Residential (LDR).

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. Based on the JEA availability letter submitted with the application, the proposed site appears to have access to public water and sewer.

RLD-40 is a primary zoning district in the LDR land use category, therefore the proposed rezoning is consistent with the proposed land use category.

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

This proposed rezoning is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element

Goal 1

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

The subject property is surrounded by Single Family Dwelling dwellings and if approved the property would be developed with single-family dwellings. The proposed development will protect and preserve the character of the surrounding neighborhood by creating lots in character with other lots within the area.

Objective 1.6

The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

Airport Environment Zone

Height Restriction Zone

The site is located within the 150-foot Height and Hazard Zone for the Jacksonville International Airport (JIA). Zoning will limit development to a maximum height of 150 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 safe navigation of aircraft as required by Section 656.1005.1(d).

Notice Zone

The site is also located in a Civilian Influence Zone for Jacksonville International Airport. These zones encompass all lands within the 60-64.99 DNL noise contour range, also known as Airport Notice Zones within the Land Development Regulations, as well as the 65-74.99 and 75 and greater DNL noise contour ranges. They apply to Jacksonville International Airport, Herlong Recreational Airport, Jacksonville Executive at Craig Airport and Cecil Airport and are depicted on the Military and Civilian Influence Zones Map.

Execution of an Airport Notice Zone Acknowledgement for properties located within these zones is required pursuant to Section 656.1010, Ordinance Code.



Noise Zone

A portion of the amendment site is located within the 60 Day-Night Sound Level (DNL) zone for Jacksonville International Airport (JIA). Future Land Use Element Policy 2.6.9 and 2.6.13 include requirements related to density, use, and noise level reduction in construction for sites within this noise zone.\



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 Staff of the Planning and Development Department, the subject property will be rezoned from RR-Acre to RLD-40 in order to permit the development single-family homes.

SURROUNDING LAND USE AND ZONING

The 27.19-acre subject site consisting of nine (9) parcels has frontage on both the north and south sides of Hemlock Street, which is located off Lem Turner Road. According to the City's Functional Highway Classifications, Lem Turner Road is classified as a minor arterial roadway and Hemlock Street is a local roadway. The surrounding area is developed primarily with single-family dwellings; however, the area has recently seen many rezonings to allow for smaller lots, and townhomes. Ordinances 2022-0891 & 2024-0862 were approved for parcels to the east, along Hemlock Street, which allowed for development of townhomes. Additionally, a large area west of the subject site along Hemlock Street was approved through Ordinance 2019-0717 to allow up to 1400 residential units.

The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	RR	RR-Acre	Vacant Wetlands
South	ROS/MDR	ROS/RMD-A	RV Park, Single Family Dwellings
East	MDR	RMD-A	Townhome Subdivision
West	RR/LDR	RR-Acre/PUD	Single Family Dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-40 will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Applicant provided photo evidence of posted Notice Signs to the Planning & Development Department on **December 18, 2024**.



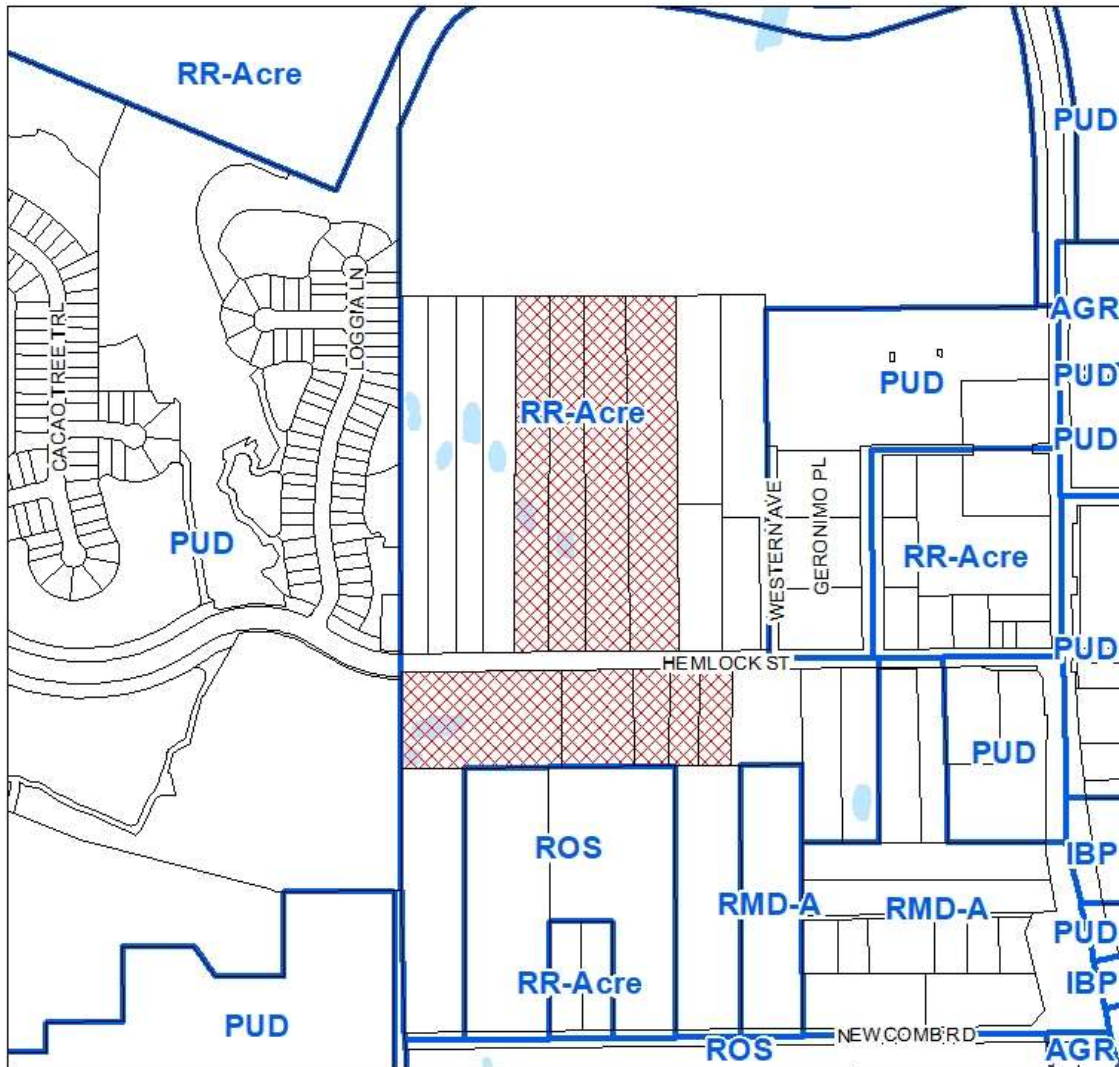
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0975** be **APPROVED**.



Aerial View

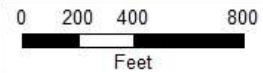
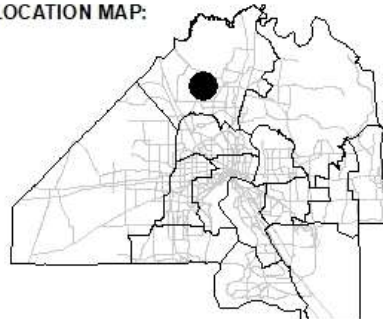
Source: JaxGIS Map



REQUEST SOUGHT:

FROM: RR-ACRE
TO: RLD-40

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2024-5931

EXHIBIT 2
PAGE 1 OF 1

Legal Map
Source: JaxGIS Map