



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

March 21, 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.: 2024-154**

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:	<b>8-0</b>
Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Julius Harden	Aye
Mon'e Holder	Absent
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@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2024-0154**

**MARCH 21, 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 **2024-0154**.

***Location:*** 6930 Garden Street,  
Between Old Kings Road and Oxfordshire Avenue

***Real Estate Number:*** 003989-0010

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

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

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** District 5 — Northwest

***Council District:*** District 8

***Applicant:*** Marshall Hayden Phillips  
Rogers Towers, P.A.  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, FL 32207

***Owner:*** Ronald Gressman  
6930 Garden Street  
Jacksonville, FL 32219

***Owner:*** Bradford Gressman  
6930 Garden Street  
Jacksonville, FL 32219

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2024-0154** seeks to rezone 10.79± acres of undeveloped property from Residential Rural-Acre (RR-Acre) to Residential Low Density-40 (RLD-40 in order

to allow for residential development. The subject property is the southern portion of 6930 Garden Street (RE #003989-0010). There currently is no access to the subject property as it is located on the southern portion of the lot south of Garden Street. JaxGIS shows 'Iowa Avenue' to the east of the subject property but does not list it as an official roadway and after visual inspection of the property, there is a gate where this roadway would be accessed.

### **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 10.79-acre subject site is located along the west side of Iowa Avenue, a private roadway. The site is between Old Kings Road and Oxfordshire Avenue. The site is in Planning District 5, Council District 8, and is in the Suburban Development Area. The subject site is in the LDR land use category. The northern portion of the property is in the RPI land use category and the CRO zoning district. That portion of the property is not subject to this rezoning. The applicant seeks to rezone the subject site from RR-Acre to RLD-40.

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-40 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**

*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.

*Approval of this rezoning would promote infill development on vacant land. The area surrounding Garden Street has several single-family dwellings. If approved, this underutilized land will provide housing opportunities.*

*Objective 3.1:* Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for residents. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the Comprehensive Plan and Land Development Regulations.

*This proposed rezoning would provide more single-family dwellings to an area that already has single family dwellings and thus would protect the neighborhood. The subject property will be required to meet all requirements within the Comprehensive Plan.*

**Archaeological Sensitivity**

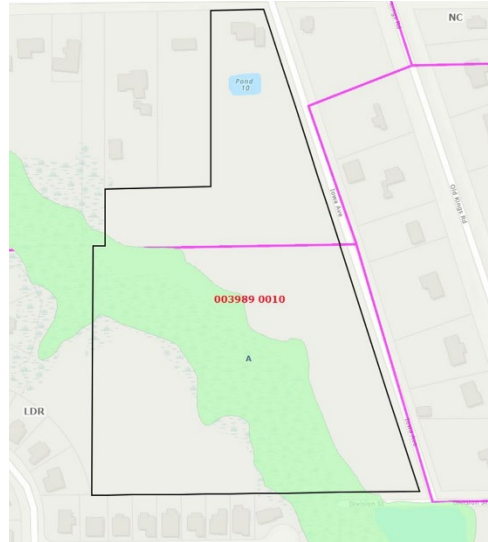
According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low, medium and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological 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.

**Flood Zones**

Approximately 4.38 acres of the subject site is within the A Flood Zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The A flood zone is defined as areas within the 100-year floodplain or SFHA where flood insurance is mandatory.

Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.



### Wetlands

Review of City data and a wetlands survey submitted by the applicant indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of the wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.



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 residential development within the RLD-40.

**SURROUNDING LAND USE AND ZONING**

The subject site is located on the north side of Garden Street and west of Iowa Avenue. The properties that surround the subject site to the north are single family dwellings, however they are zoned as CRO. The properties to the south, east, and west of the subject property are properties zoned as a PUD or RR-Acre with single family dwellings. Staff believes the requested rezoning to RLD-40 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	RPI	CRO	Single Family Dwelling
South	LDR	PUD	Single Family Dwellings
East	LDR	RR-Acre	Single Family Dwelling
West	LDR	PUD	Vacant

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**

The Planning and Development staff received pictures and a sign affidavit showing the required 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 2024-0154 be **APPROVED**.



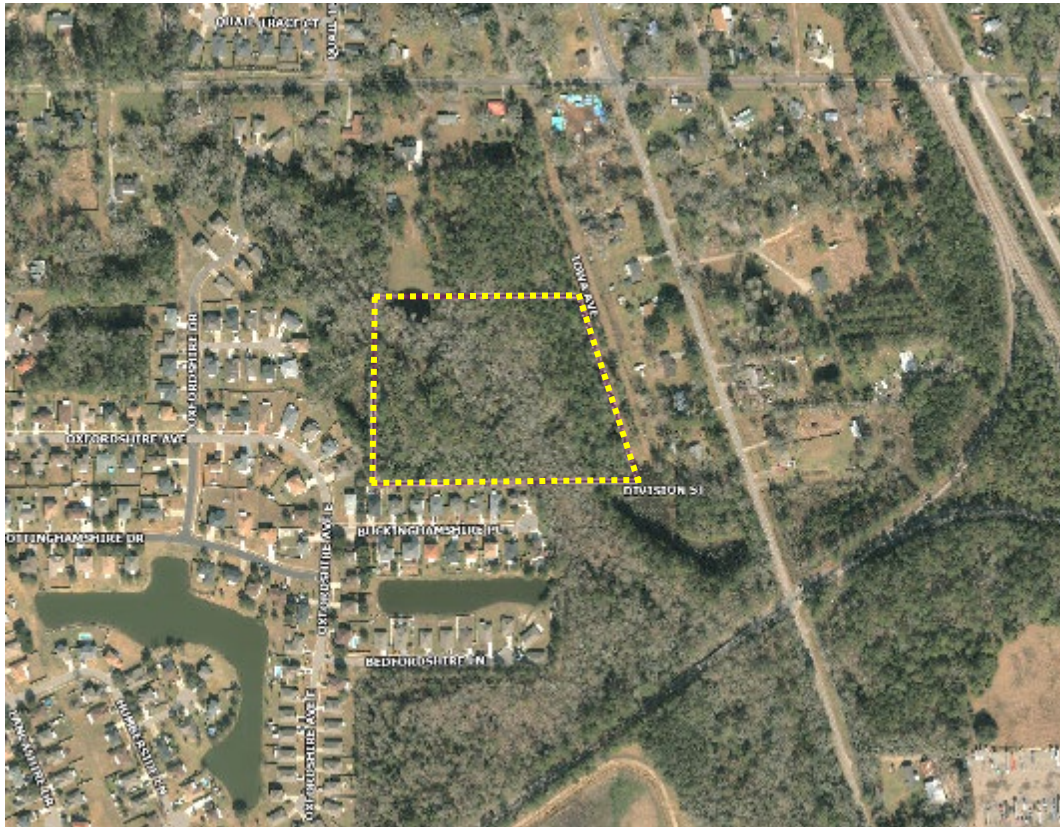
*Source: Google Maps*

**View of 'Iowa Avenue' entrance blocked by gate.**

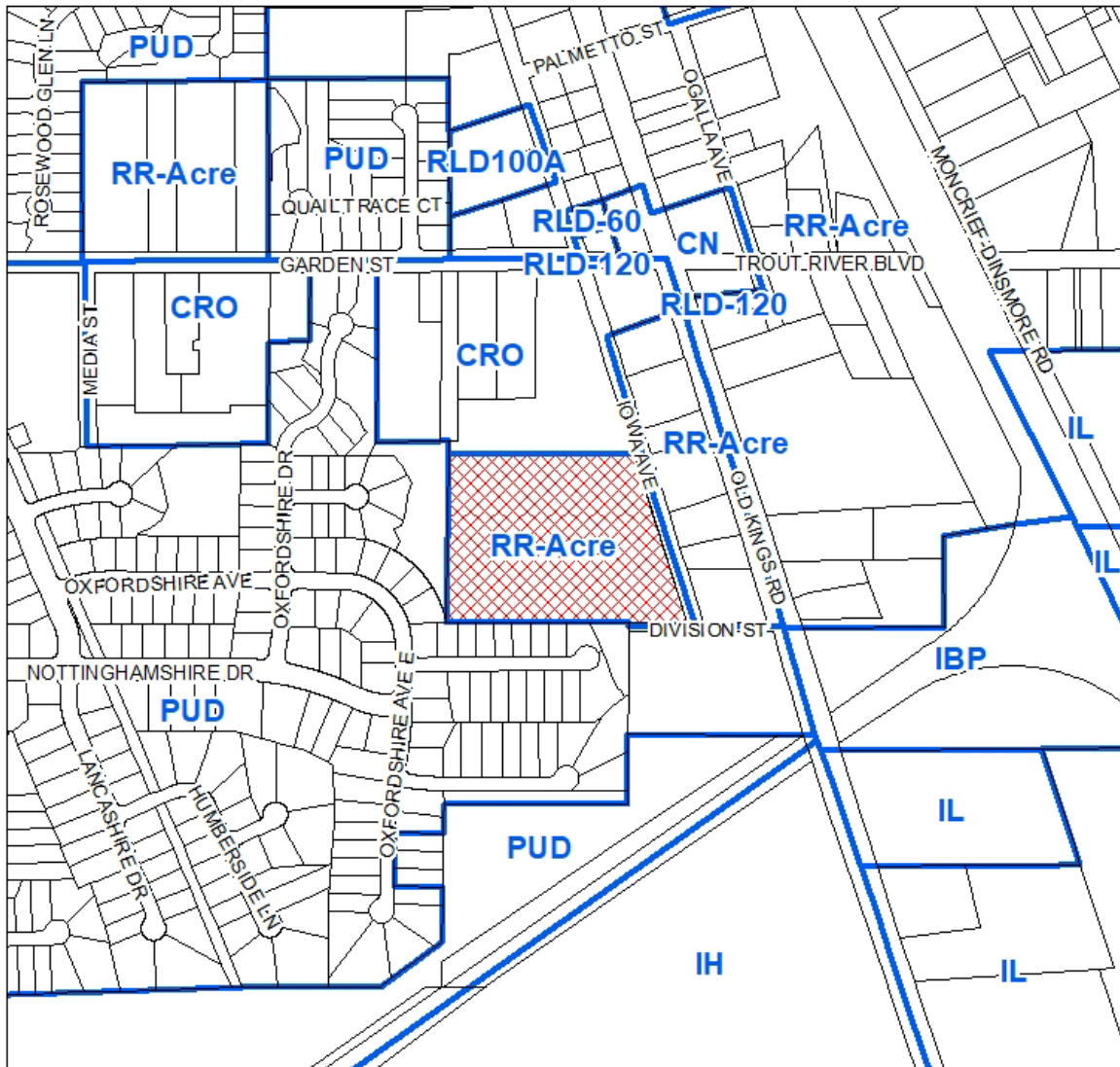


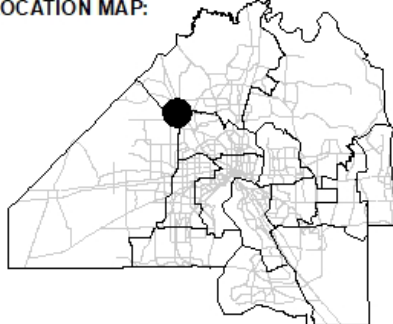

**View of single family dwelling on the northern portion of the subject property.**





**Aerial View of the subject property**



<p>REQUEST SOUGHT:</p> <p><b>FROM: RR-ACRE</b></p> <p><b>TO: RLD-40</b></p>	<p>LOCATION MAP:</p> 	 <p>0 200 400 800 Feet</p>
	<p>TRACKING NUMBER</p> <p><b>T-2023-5358</b></p>	<p>COUNCIL DISTRICT:</p> <p><b>8</b></p> <p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>

Legal Map