



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
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Jacksonville, FL 32202
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Jacksonville.gov

August 8, 2024

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.: 2024-481**

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: **7-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Julius Harden	Absent
Mon'e Holder	Aye
Ali Marar	Aye

Jack Meeks

Absent

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
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-0481

AUGUST 8, 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 **2024-0481**.

Location: 9320 Garden Street,
Between Sierra Oaks Blvd and Golden Bamboo Dr.

Real Estate Number: 002893-0025; 002893-0035

Current Zoning District: Agriculture (AGR)

Proposed Zoning District: Residential Low Density-100A (RLD-100A)

Current Land Use Category: Agriculture (AGR)

Proposed Land Use Category: Low Density Residential (LDR)

Planning District: District 5 — Northwest

Council District: District 12

Applicant: Lara Hipps
Hipps Group Inc.
1650 Margaret Street #323
Jacksonville, FL 32204

Owner: Igor Sayenko
9320 Garden Street
Jacksonville, FL 32219

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0481** seeks to rezone 1.00 ± acres of property from Agriculture (AGR) to Residential Low Density-100A (RLD-100A) in order to allow for two single family dwellings. The subject properties were originally combined and developed with one dwelling, but recently was subdivided in order to place a new dwelling on the new parcel with this

rezoning. If approved, the new district would allow for a new dwelling to be placed on the vacant eastern parcel bringing both properties into compliance with the Zoning Code.

There is a Companion Small Scale Land Use Amendment (**2024-0480**) which is seeking to amend the Land Use Category from AGR to LDR. The department is also recommending Approval on the companion 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. The 1.00-acre subject property includes a single-family residential home and is located on the south side of Garden Street, a collector roadway, between Sierra Oaks Boulevard and Golden Bamboo Drive. According to the City's Functional Highway Classification Map, Garden Street is classified as a collector roadway.

The applicant seeks to rezone from AGR to RLD-100A to allow for the development of a second home on the property. A companion Future Land Use Map (FLUM) amendment was also filed for this site from AGR to LDR (L-5940-24C / Ordinance 2024-481) which is pending concurrently with this application.

According to the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Suburban Area is intended to provide for low density residential development. Principal uses in the LDR land use category include, but are not limited to, single family and multi-family dwellings; commercial retail sales and service. The maximum gross density in the Suburban Area shall be seven (7) units/acre when full urban services are available to the site and there shall be no minimum density. The maximum gross density shall be 2 units per acre and the minimum lot size shall be 1/2 of an acre when both centralized potable water and wastewater services are not available. The maximum gross density shall be 4 units/acre and the minimum lot size shall be 1/4 of an acre if either one of centralized potable water or wastewater services are not available. According to the companion land use amendment application, the development will be utilizing City water and septic.

Residential development potential will be limited as provided for in the LDR land use category where centralized water and sewer is not available.

The proposed rezoning to RLD-100A is consistent with the proposed LDR land use pursuant to Ordinance 2024-481.

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 1.1 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.

Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

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.

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-100A Zoning District.

SURROUNDING LAND USE AND ZONING

The subject site is located on the south side of Garden Street east of Jones Road. The properties that surround the subject site are single family dwellings, however they are zoned as AGR. There is a subdivision (Trout River Bluff) to the east of the subject site which is Zoned RLD-90 which is smaller than the proposed district. Staff believes the requested rezoning to RLD-100A 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	AGR	AGR	Single Family Dwellings
South	AGR	AGR	Single Family Dwellings
East	AGR	AGR	Single Family Dwellings
West	AGR	AGR	Single Family Dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-100A will be consistent and compatible with the surrounding uses and lot sizes.

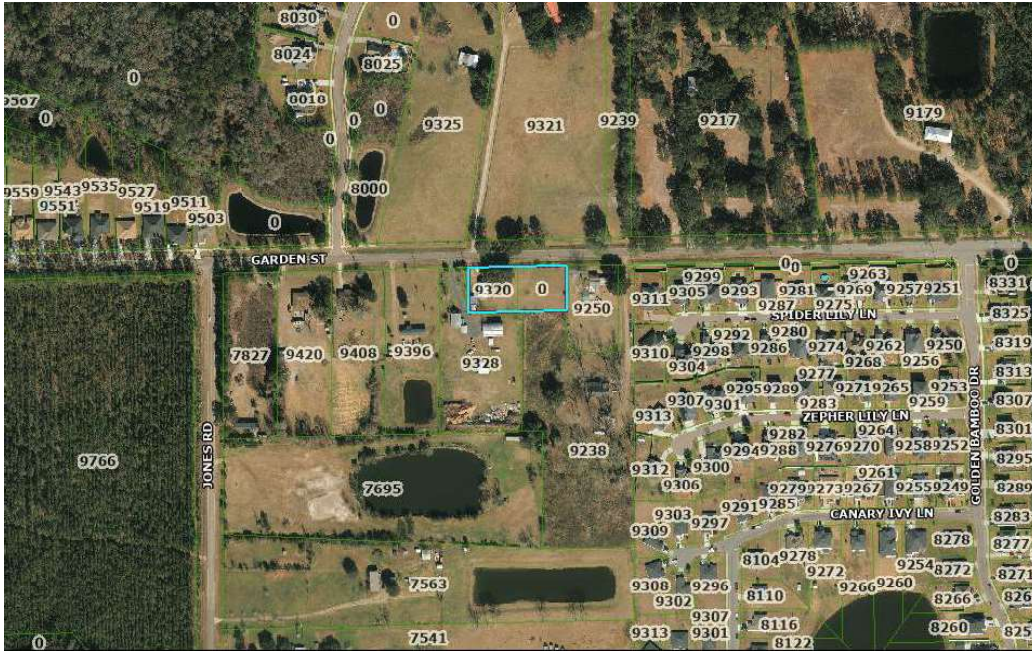
SUPPLEMENTARY INFORMATION

The Planning and Development Staff visited the subject site on July, 31, 2024 and 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 **2024-0481** be **APPROVED**.



Aerial View

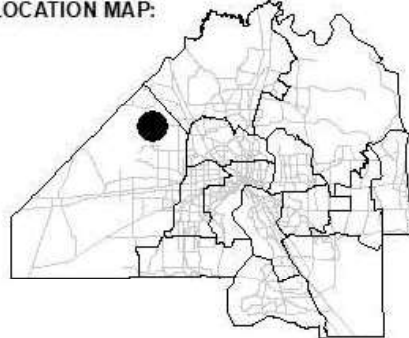
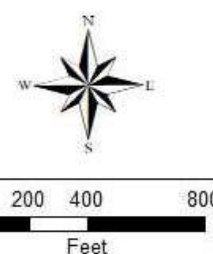


View of the Vacant Portion of the Subject Site



View of the Single-Family Dwelling on the Subject Site



<p>REQUEST SOUGHT:</p> <p>FROM: AGR</p> <p>TO: RLD-100A</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>12</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2024-0481</p>	<p>TRACKING NUMBER</p> <p>T-2024-5563</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Legal Map