

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FO**APPLICATION FOR REZONING ORDINANCE 2020-0098****MARCH 5, 2020**

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 **2020-0098**.

Location: 12523, 12529, 12515, 12511 & 12519 Aladdin Road

Real Estate Number: 158194-0040, 158195-0000, 158198-0020, 158204-0000, 158204-0030, 158204-0020, 158204-1000

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

Proposed Zoning District: Residential Low Density-80 (RLD-80)
Conservation (CSV)

Current Land Use Category: Low Density Residential (LDR)

Planning District: District 3—Southeast

Applicant/Agent: Vernon H. Smith
H. Smith, Inc.
1 San Jose Place Suite 7
Jacksonville, Florida 32257

Owner: Crawford L. Johnston
Crawford L. Johnston Trust
12515 Aladdin Road
Jacksonville, FL 32223

Nannette J. Roccapriore
Nannette J. Roccapriore Trust
12511 Aladdin Road
Jacksonville, FL 32223

Linda Powell
12529 Aladdin Road
Jacksonville, FL 32223

Nancy Kathleen Powell
Nancy Kathleen Powell Trust
12523 Aladdin Road

Jacksonville, FL 32223

Crawford L. Johnston
12519 Aladdin Road
Jacksonville, FL 32223

Staff Recommendation:

APPROVE

GENERAL INFORMATION

Application for Conventional Rezoning Ordinance **2020-0098** seeks to rezone 44.45± acres of a property from Residential Rural-Acre (RR-Acre) to Residential Low Density-80 (RLD-80) (24.22 acres) and Conservation (CSV) (16.42 acres). The property is located in the Low Density Residential (LDR) land use category within the Suburban Area of the Future Land Use Element of the 2030 Comprehensive Plan. The rezoning is being sought to develop an infill single-family neighborhood in size and scale to recently rezoned and developed properties in the area.

A portion of the subject site contains wetlands, is within flood zones, and is within the Coastal High Hazard Area (CHHA). The majority of this area is within the proposed CSV area, while approximately 1.6 acres of wetlands are present in the area proposed to change to RLD-80.

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 2030 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 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds the subject property to be located in the Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The proposed rezoning to RLD-80 is a primary zoning district within the Land-Use Category of Low Density Residential (LDR).

2. **Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?**

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. Low Density Residential (LDR) in the Suburban Area is intended to provide for low density residential development. Single-family residential uses are a principal use within this land use category. According to the JEA letter, dated December 19, 2019, provided with the application, the site has access to both centralized water and sewer. The maximum gross density in the Suburban Area is 7 units/acre when full urban services are available to the site.

Future Land Use Element

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.

The proposed rezoning of RLD-80 will be compatible with other zoning districts and properties within the surrounding area and will be in compliance with Policy 1.1.22.

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The subject properties is located in the Suburban Area and According to the JEA Availability letter dated December 5, 2019, submitted with the application, the site has access to water and sewer service. The proposed use will be in compliance with Policy 1.2.9.

Recreation and Open Space Element:

Policy 2.2.2

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

Once the applicant is granted approval for the rezoning and land-use amendment developer will need to comply with Policy 2.2.2 by providing active recreation parks or monetary contribution to the appropriate departments in order to be in compliance with the 2030 Comprehensive Plan.

Policy 2.2.3

A residential subdivision development of 100 lots or more shall provide at least one acre of useable uplands for every 100 lots (and any fraction thereof), or 5% of the total useable uplands area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. There may be up to two areas for each 100 lots, and the areas shall be a minimum of 0.5 acres in size, unless otherwise approved by the Planning and Development Department, or by the City Council as part of a Planned Unit Development Zoning District.

Policy 2.2.4

A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation. The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.

Flood Zones

Approximately 15.4 acres of the subject site is located within either the 0.2 PCT Annual Chance Flood Hazard, AE, or AE-Floodway flood zones. 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 0.2 PCT Annual Chance Flood Hazard flood zone is defined as an area within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards. The AE flood zone is defined as an area within the 100-year floodplain or SFHA where flood insurance is mandatory. The AE-Floodway flood zone is defined as an area within the 100-year floodplain or SFHA where flood insurance is mandatory if construction is allowed within the floodway. Areas located within AE Floodway zones should be left intact as construction and filling within these areas is severely restricted. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

Coastal High Hazard Area (CHHA) / Adaptation Action Area (AAA)

Approximately 11.8 acres of the subject site is located within a Coastal High Hazard Area (CHHA) and Adaptation Action Area (AAA), as defined by Sections 163.3178(2)(h) and 163.3164(1), Florida Statutes. The portion of the subject site that is located within the CHHA/AAA, is completely within the area that is proposed to be rezoned to CSV.

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-80 and CSV in order to permit infill single-family neighborhood in size and scale to recently rezoned and developed properties in the area. The most recent rezoning within the area along Julington Creek PUD: 2019-0276 requested a rezoning from RR-Acre to RLD-80.

SURROUNDING LAND USE AND ZONING

The subject site is located at the east side of Aladdin Road and north side of Julington Creek Road. It is also located within the Suburban Area, Planning District 3 and Council District 6. According to the Future Land Use Element (FLUE), LDR in the Suburban Development Area is intended to provide for low density residential development. The area is predominately single family dwellings ranging in 80 feet in width to 100+ feet in width. The subject property is surrounded by Zoning Districts AGR, RR-Acre, RLD-90 and multiple PUDs. Properties located to the north are within PUD Ord. #2003-0651 which allows single family dwellings with lots 80 feet in width. Properties to the east are located in Zoning District RLD-90 which requires lots be a minimum of 90 feet in width. On the West side of Aladdin Road there are several undeveloped properties zoned RLD-80. Approval of this rezoning would not create properties out of character for the surrounding neighborhoods.

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	PUD	Single Family Subdivision
South	LDR	RR-Acre	Single Family Dwellings
East	LDR	RLD-90	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 RLD-80 and CSV will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **February 13, 2020** by the Planning and Development Department, the required Notice of Public Hearing signs **were not** posted. However, the owner promptly followed up and reposted the sign.



Source: Nate Day February 18, 2020

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2020-0098** be **APPROVED**.



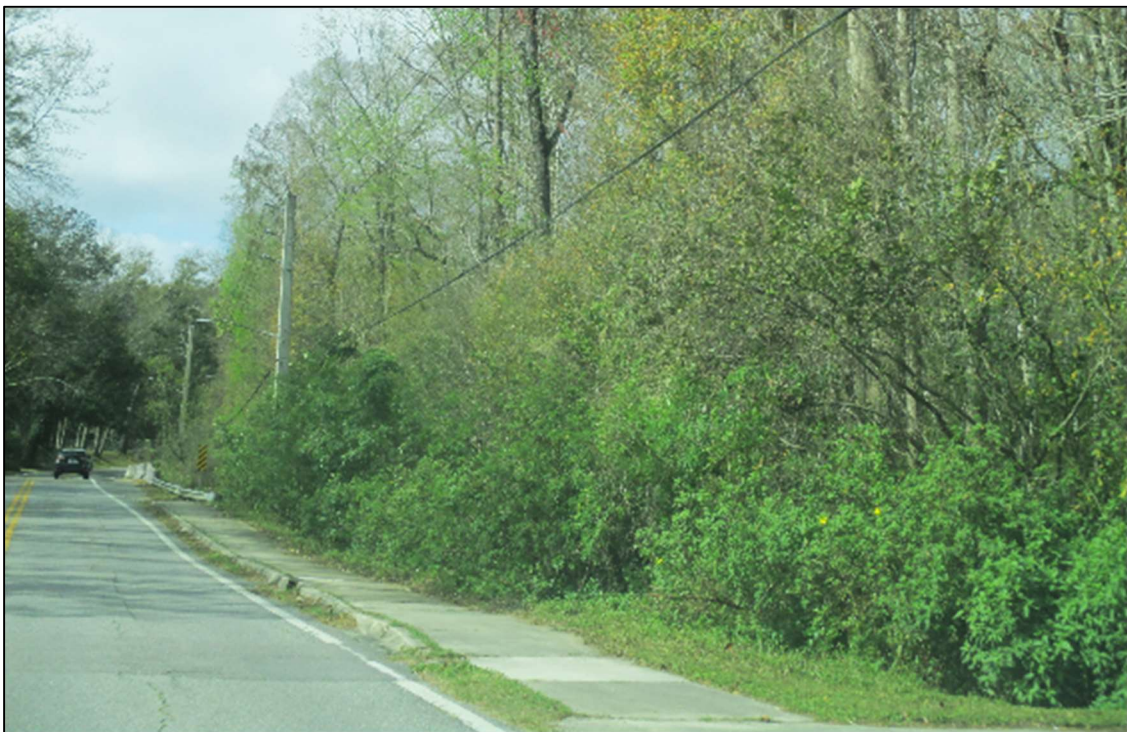
Aerial View

Source: JaxGIS Map



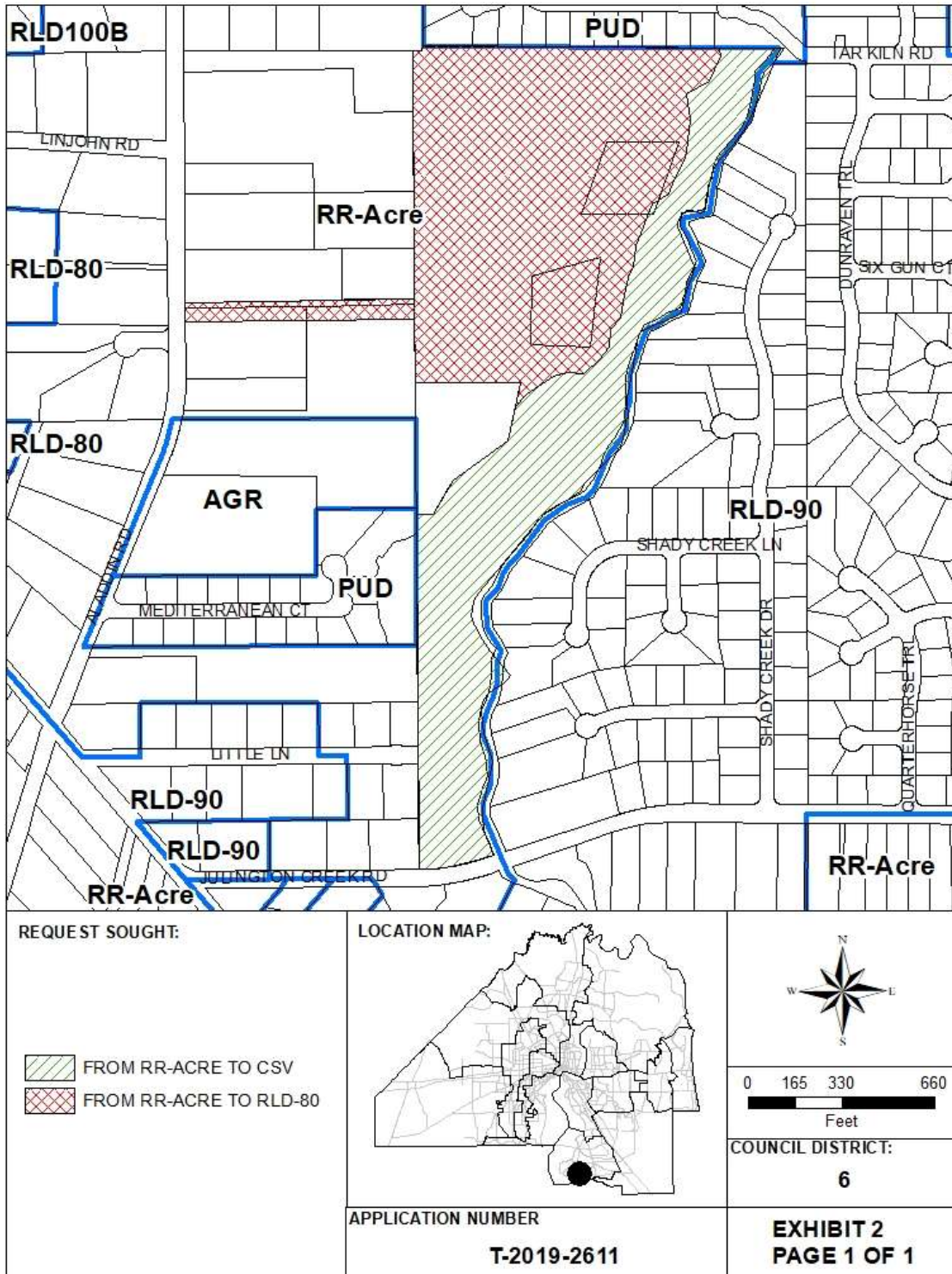
View of Subject Property along Aladdin Road

Source: Planning & Development Department February 13, 2020



View of Subject Property along Julington Creek

Source: Planning & Development Department February 13, 2020



Legal Map
Source: JaxGIS Map