



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 322-2
(904) 630-CITY
www.coj.net

November 9, 2023

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.: 2023-710**

Dear Honorable Council President Salem, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

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: **9-0**

Charles Garrison, Chair	Aye
Lamonte Carter	Aye
Amy Yimin Fu	Aye
Julius Harden	Aye
Mone Holder	Aye
Ali Marar	Aye
Mark McGowan	Aye
Jack Meeks	Aye
Tina Meskel	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 2023-0710

NOVEMBER 9, 2023

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 **2023-0710**.

Location: 0 Halsema Road South
Between Cecil Commerce Center Parkway and
Chaffee Road South

Real Estate Numbers: 001932-0010

Current Zoning District: Planned Unit Development (PUD 2010-0620)

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

Current Land Use Category: Business Park (BP)

Proposed Land Use Category: Low Density Residential (LDR)

Planning District: 4 - Southwest

Applicant/Agent: Carter Keen
710 Halsema Road South
Jacksonville, Florida 32211

Owner: Charles Boyd
CTB3, LLC
2100 Ocean Drive South, #1D
Jacksonville Beach, Florida 32250

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2023-0710** seeks to rezone 1.00 acre of land with an existing Planned Unit Development (PUD 2010-0620) to Residential Rural-Acre (RR-Acre) Zoning District in order to develop the property for residential use. The zoning district of RR-Acre would allow for one single-family dwelling per acre of land. The current PUD allows only for commercial, office, and warehousing type of uses. This application also has a companion Land-Use Amendment application (2023-0709) to change the land use from Business Park (BP)

to Low Density Residential (LDR). The parcel is currently part of PUD 2010-0620, which contains 175.1 acres. The subject parcel is currently vacant and undeveloped. The applicant owns the adjacent property at 710 Halsema Road.

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-acre subject site is located on the west side of Halsema Road South, between Cecil Commerce Center Parkway and Chafee Road South. According to the City's Functional Highways Classification Map, Halsema Road South is collector roadway.

The applicant seeks an amendment to the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan from Business Park (BP) to Rural Residential (RR) in order to permit residential development. A companion rezoning application is pending concurrently with the land use application via Ordinance 2023-710, which seeks to change the zoning district from Planned Unit Development (PUD) to Rural Residential-Acre (RR-Acre). Currently the site is undeveloped.

BP in the Suburban Area is intended to provide compact low to medium intensity office development and low intensity light industrial uses. Development which includes low to medium density residential uses is preferred on sites located outside of areas identified as an Industrial Sanctuary. Limited commercial retail and service establishments, hotels and motels may also be permitted.

According to the Category Description within the Future Land Use Element (FLUE), Rural Residential (RR) is intended to provide rural estate residential opportunities in the suburban and rural areas of the city. Generally, single-family detached housing will be the predominant development typology in this category. The maximum gross density is two (2) units/acre when both centralized potable water and wastewater are available to the site; the maximum gross density is one (1) unit per acre when centralized potable water and/or wastewater are not available to the site. There is no minimum density.

The proposed use is consistent with the 2045 Comprehensive Plan and therefore is consistent with the proposed RR-Acre zoning district.

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

Yes. The proposed application is consistent with the following objectives, policies and goals of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan:

Future Land Use Element (FLUE):

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Policy 1.1.21 Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

- A. Foster vibrant, viable communities and economic development opportunities;
- B. Address outdated development patterns; and/or
- C. Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

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.

Property Rights Element (PRE):

Policy 1.1.2 The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

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. The surrounding area is developed primarily with single-family dwellings ranging from zoning districts RLD-100A to RR-Acre. A single-family subdivision at Panther Creek Phase 4 was recently approved through ORD 2023-0074 for the development of 61 lots with a minimum of 50 feet width. The proposed rezoning from PUD to RR-Acre will be consistent and compatible with the adjacent properties established in the vicinity.

SURROUNDING LAND USE AND ZONING

The surrounding uses, land use category and zoning are as follows:

<u>Adjacent Properties</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use</u>
North	LDR	PUD (2010-0620)	Vacant; Timber; Conservation
East	LDR	RR-Acre	Single Family Dwellings
South	LDR	RR-Acre	Single Family Dwellings
West	LDR	PUD (2010-0620)	Vacant; Timber; Conservation

SUPPLEMENTARY INFORMATION

Upon confirmation from the applicant via affidavit on October 24, 2023, 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 **2023-0710** be **APPROVED**.



Aerial View



View of the Subject Site

Source: Planning & Development Department, 10/24/2023



View of Subject Site facing north.

Source: Planning & Development Department, 10/24/2023

