



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

April 18, 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.: 2024-234**

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: **6-0**

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

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
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-0234

APRIL 18, 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 **2024-0234**.

Location: 12441 Gillespie Avenue & 0 Gillespie Avenue

Real Estate Numbers: 106975-0030; 106975-0040; 106977-0300

Current Zoning District: Residential Low Density-60 (RLD-60)

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

Current Land Use Category: Low Density Residential (LDR)

Planning District: North, District 6

Council District: District 8

Applicant/Agent: Brian Small
Bird Dog
3948 3rd Street South, 116
Jacksonville Beach, Florida 32250

Owner: Alex Sifakis
BCEL 8C LLC
7563 Philips Highway, Suite 208
Jacksonville, FL 32256

Essa Hashem
1321 Marsh Grass Court
Jacksonville, FL 32218

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0234** seeks to rezone 7.37± acres from Residential Low Density-60 (RLD-60) to Residential Low Density-40 (RLD-40) to develop the property with single-family homes. According to the submitted JEA Availability Letter (2023-0440) the

applicant is looking to develop 41 homes. The proposed development will be required to connect to JEA utilities for water and sewer to achieve the minimum lot sizes in the RLD-40 zoning district. Properties that are RLD-40 have a lot width of 40 feet and 4,000 square feet lot size. The Low Density Residential land use category allows for 7 units per acre when connected to city water and city sewer, but only 2 units per acre if neither city water or city sewer are available.

The properties directly adjacent to the north of the subject property are zoned as RLD-50 (Ambridge Cove neighborhood), which requires a minimum lot width of 50 feet and 5,000 square feet lot size. The properties directly adjacent to the south, east, and west of the subject property are zoned as RLD-60, which requires a minimum lot width of 60 feet and 6,000 square feet lot size.

Staff finds that a single-family residential subdivision is appropriate in this location and compatible with the surrounding uses. Although the majority of the properties surrounding the subject properties are RLD-60, there are adjacent properties directly to the north that are RLD-50 (2010-0343). Therefore, the proposed subject properties being rezoned to RLD-40 is understandable as the north adjacent properties provide a gradual transition from RLD-60 to RLD-50 to RLD-40 in the area.

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 7.37-acre subject site is located at 12433 Gillespie Avenue between, Camden Road and Gillespie Avenue. Both are local roadways. The site is in Planning District 6, Council District 8, and is in the Suburban Development Area. The subject site is in the LDR land use category. The applicant seeks to rezone the subject site from RLD-60 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.

According to the JEA Availability letter submitted with the application, water and sewer mains are available in close proximity to the application site within Gillespie Avenue.

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

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan. The proposed rezoning to RLD-40 promotes a pattern of compatible uses (*i.e.* single family dwellings) consistent with the surrounding area and future development.

Future Land Use Element (FLUE):

Policy 1.2.8

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.

In reference to the attached JEA Availability Letter, 2024-0440, the proposed development shall connect to City water and sewer.

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.

The proposed rezoning at the subject site would directly address the projected growth within the given vicinity by providing for a greater variety of housing options for residents.

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 RLD-60 to RLD-40 in order to permit the development of a single-family subdivision—all while adhering to local, state, and federal regulations.

SURROUNDING LAND USE AND ZONING

The subject property is located along Gillespie Avenue. This immediate area is developed almost exclusively with single-family dwellings. Other properties are either undeveloped or ranging in lot sizes from RLD-60 to RLD-50. Nonetheless, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RLD-50	Single-family dwellings
East	LDR	RLD-60	Single-family dwellings
South	LDR	RLD-60	Single-family dwellings; Elementary School
West	LDR	RLD-60	Single-family dwellings

SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on April 3, 2024 to the Planning and Development Department, that 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 2024-0234** be **APPROVED**.



Source: Planning & Development Department, 4/1/2024
Aerial view of the subject property, facing north.



Source: Planning & Development Department, 4/3/2024
View of the subject property from Gillespie Avenue.



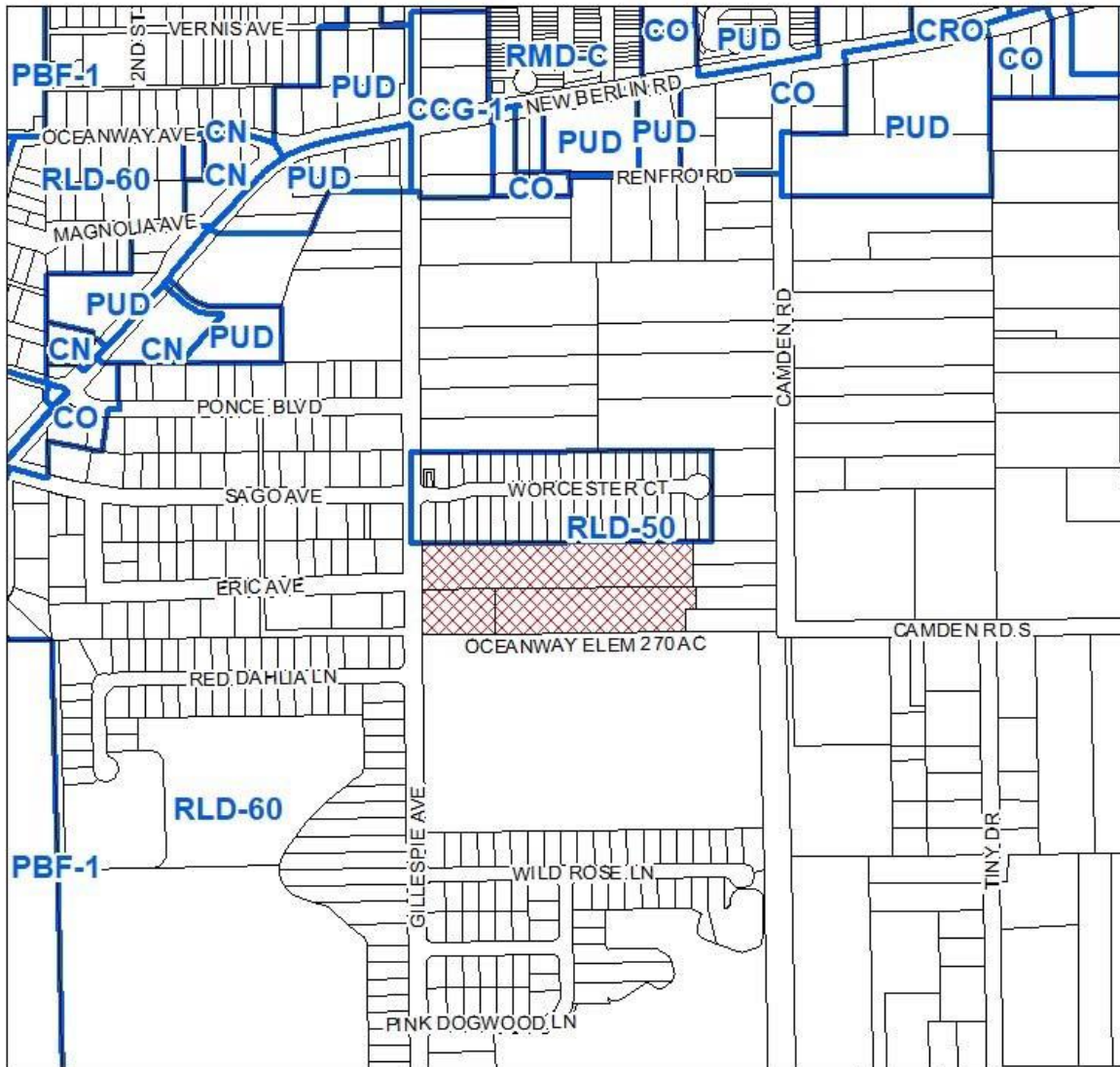
Source: Planning & Development Department, 4/2/2024

View of the adjacent RLD-50 neighborhood (Ambridge Cove) to the north of the proposed property.



Source: Planning & Development Department, 4/2/2024

Closer view of the RLD-50 neighborhood (Ambridge Cove) to the north of the proposed property.

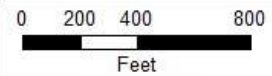
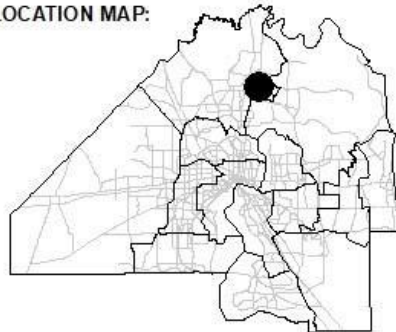


REQUEST SOUGHT:

FROM: RLD-60

TO: RLD-40

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2024-5417

**EXHIBIT 2
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