

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

April 22, 2021

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2021-166

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan 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**

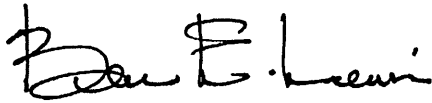
Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black 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 2021-166

APRIL 22, 2021

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 2021-166.

Location: Northwest quadrant of Line Street and Broadway Avenue

Real Estate Numbers: 077366-0000

Current Zoning District: Residential Medium Density-A (RMD-A)

Proposed Zoning District: Commercial Office (CO)

Current Land Use Category: Medium Density Residential (MDR)

Proposed Land Use Category: Residential Professional Institutional (RPI)

Planning District: Northwest, 5

Applicant/Agent: City of Jacksonville
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

Owner: Candace Hodgins
Gateway Community Services
555 Stockton Street
Jacksonville, Florida 32204

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance 2021-166 seeks to rezone 0.18 acres of land from the RMD-A Zoning District to the CO Zoning District for the purpose of expanding an existing business contiguous to this parcel. The proposed commercial uses are similar to the existing commercial use on Line Street and act as a transition between the CCG-2 uses south and the residential zoning to the north and west. The property is currently undeveloped.

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 that the subject property is currently located in the Medium Density Residential (MDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. However, a companion Application for Small Scale Land Use Amendment to Future Land Use Map Series-2030 Comprehensive Plan, i.e. Ordinance 2021-165 (Application L-5531-21C) was filed requesting amendment of the subject property's functional land use category from MDR to RPI. The proposed CO Zoning District is a primary zoning district within the RPI functional land use category, and the subject property meets the primary criteria and standards. If the amendment is adopted by the City Council, this Application for Rezoning from RMD-A to CO will be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 *Comprehensive Planning for Future Development* of the Ordinance Code. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 *Comprehensive planning for future development* of the Ordinance Code.

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

Yes. The proposed application is consistent with the following objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

FLUE 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.

FLUE 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.

FLUE Policy 2.2.8 Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

FLUE Goal 3 Achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

FLUE Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

FLUE Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

FLUE Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

The subject property is located in close proximity to a major interstate highway interchange and is within the suburban growth boundary. Approval of this zoning change will be consistent with the intent to locate the most intense commercial activities at or near major highway intersections and the request is consistent with the general intensity of the surrounding neighborhood.

3. ***Does the proposed rezoning conflict with any portion of the City's land use regulations?***

No. It is the opinion of the Planning and Development Department that the proposed rezoning will not be in conflict with any portion of the City's land use regulations. The proposed rezoning will allow for the redevelopment and re-use of an existing commercial property along a commercial corridor.

SURROUNDING LAND USE AND ZONING

The subject property is located on the north side of I-10 at the existing Interstate-10 (I-10) interchange at Marietta (exit 355), just west of the I-295 interchange. The surrounding uses, land use categories and zoning as follows:

Adjacent Properties	Land Use Category	Zoning District	Current Use
North	MDR	RMD-A	Undeveloped, single-family dwellings
East	RPI	CO	Commercial/office
South	CGC	CCG-2	Undeveloped, auto sales, service garage
West	MDR	RMD-A	Single-family dwellings

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on April 18, 2016 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 **2021-166** be **APPROVED**.



Aerial view of subject property



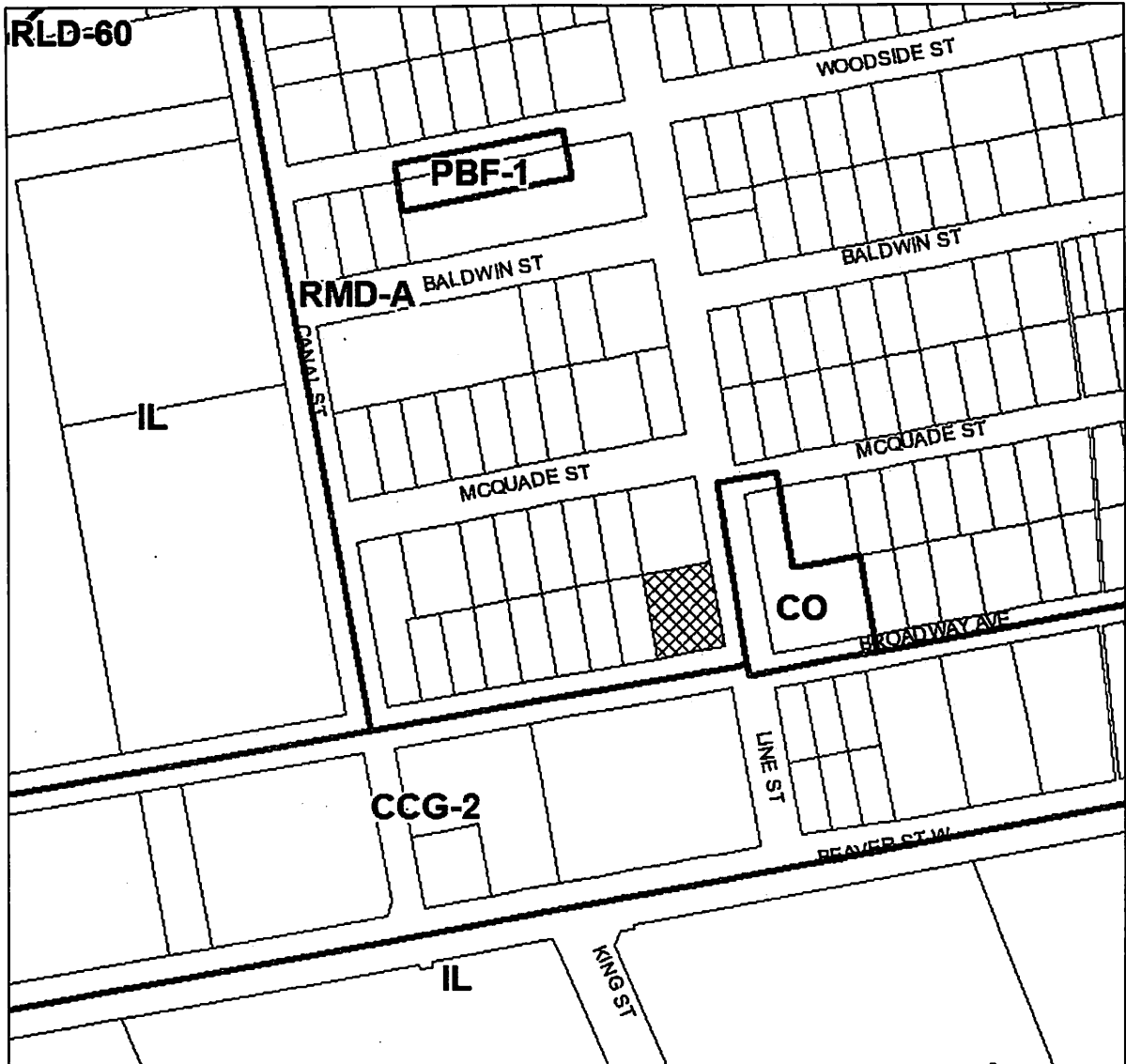
View of subject property

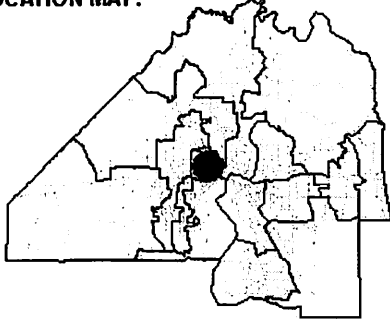
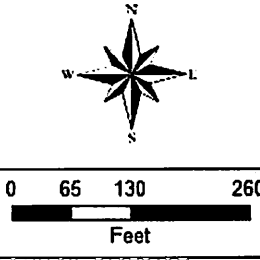


View of Gateway Community Services building across the street.



View of undeveloped parcel across street.



<p>REQUEST SOUGHT:</p> <p>FROM: RMD-A</p> <p>TO: CO</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>9</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2021-0166</p>	<p>TRACKING NUMBER</p> <p>T-2021-3408</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2021-0166 **Staff Sign-Off/Date** BEL / 03/03/2021
Filing Date 03/10/2021 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 04/27/2021 **Planning Commission** 04/22/2021
Land Use & Zoning 05/04/2021 **2nd City Council** 05/11/2021
Neighborhood Association ROBINSONS ADDITION NEIGHBORHOOD, NEW TOWN SUCCESS ZONE, NORTH RIVERSIDE COMMUNITY ASSOC.
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3408 **Application Status** PENDING
Date Started 03/03/2021 **Date Submitted** 03/03/2021

General Information On Applicant

Last Name JACKSONVILLE **First Name** CITY OF **Middle Name**
Company Name
 CITY OF JACKSONVILLE
Mailing Address
 214 NORTH HOGAN STREET, SUITE 300
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9042557800 **Fax** **Email** COMMUNITYPLANNING@COJ.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name HODGKINS **First Name** CANDACE **Middle Name**
Company/Trust Name
 GATEWAY COMMUNITY SERVICES
Mailing Address
 555 STOCKTON STREET
City JACKSONVILLE **State** FL **Zip Code** 32204
Phone 904 **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 077366 0000	9	5	RMD-A	CO

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

MDR

Land Use Category Proposed?**If Yes, State Land Use Application #**

5531

Total Land Area (Nearest 1/100th of an Acre) 0.18**Justification For Rezoning Application**

ALLOW FOR CUSTOMER PARKING FOR MEDICAL OFFICE.

Location Of Property**General Location**

NORTHWEST QUADRANT OF LINE STREET AND BROADWAY AVENUE

House #	Street Name, Type and Direction	Zip Code
0	LINE ST	32202

Between Streets

BROADWAY AVENUE and MCQUADE STREET

Required Attachments For Formal, Complete application

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

Exhibit 1 A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

Exhibit A Property Ownership Affidavit - Notarized Letter(s).

Exhibit B Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

One copy of the Deeds to indicate proof of property ownership.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

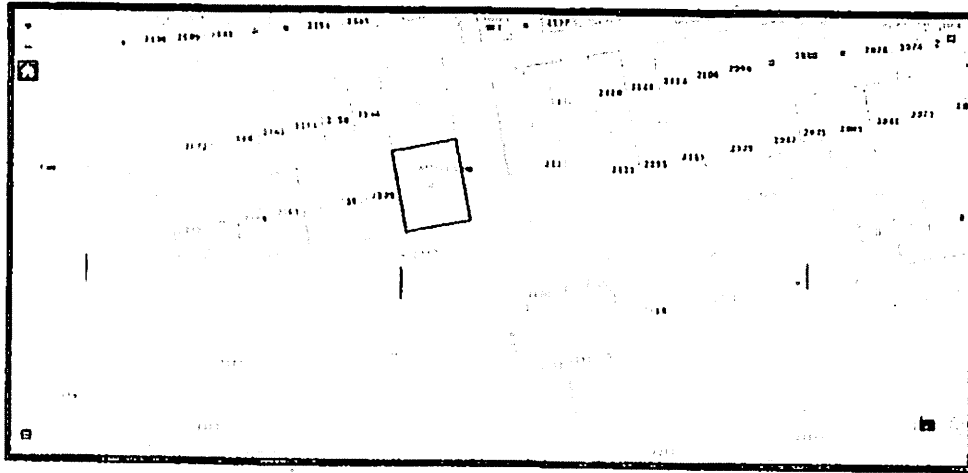
Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,000.00**
- 2) Plus Cost Per Acre or Portion Thereof**
 0.18 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee**
 58 Notifications @ \$7.00 /each: \$406.00
- 4) Total Rezoning Application Cost: \$0.01**

NOTE: Advertising Costs To Be Billed to Owner/Agent

Exhibit A

Exhibit 1
Legal Description dated 3/3/2021



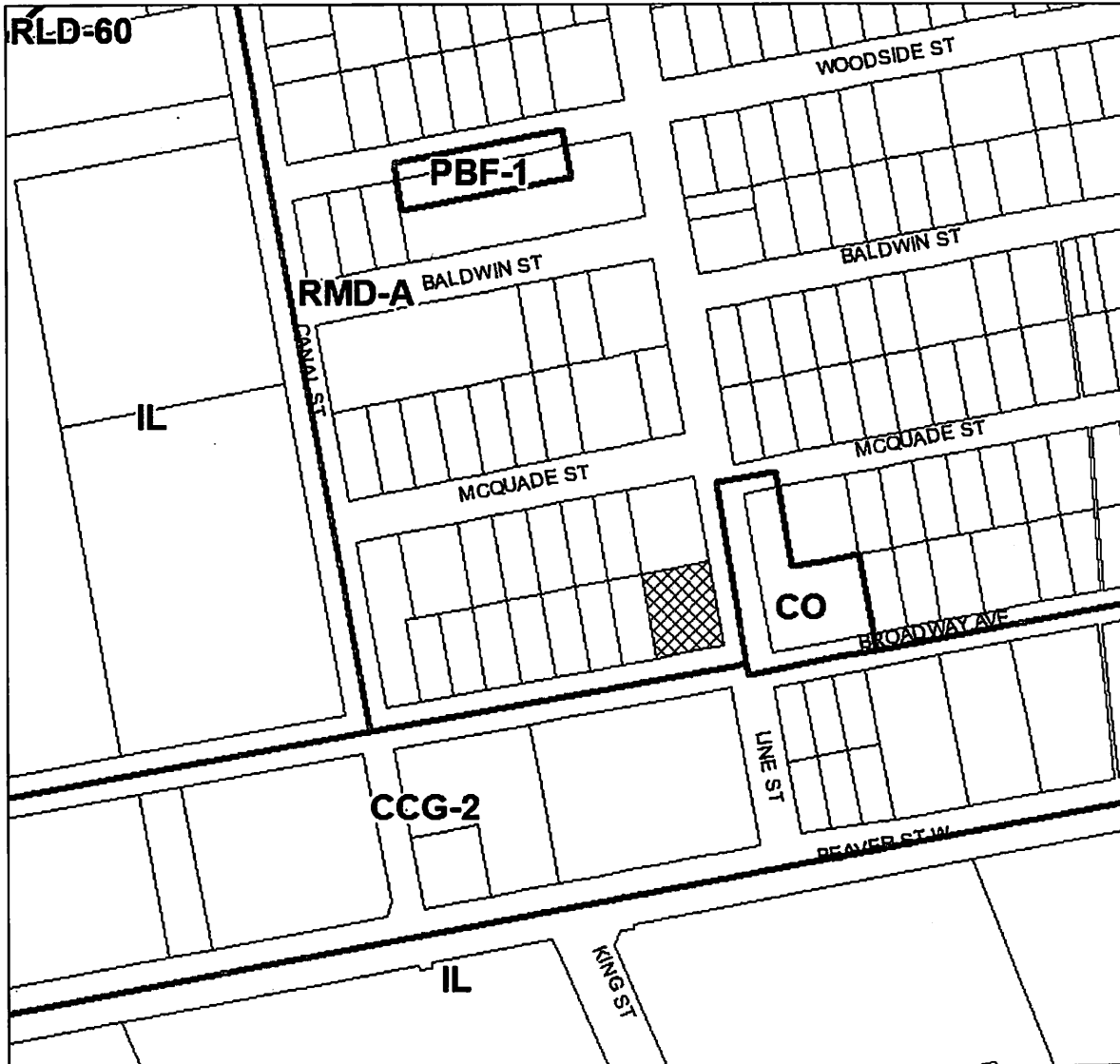
LOCATION MAP

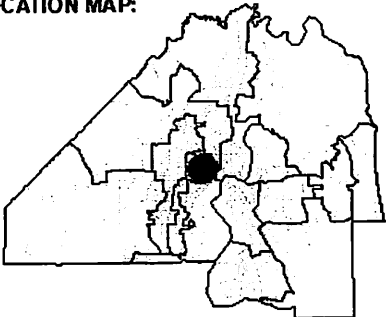

*The City of Jacksonville provides no warranties, expressed or implied, concerning the accuracy, completeness or reliability or suitability of this location map for any particular use.

RE#: 077366-0000 Lots 19 and 20, Block 15, Deens Addition to the City of Jacksonville, Plat Book 3, Page 49, of the Current Public Records of Duval County, Florida.

EXHIBIT "A"

APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By *DS* Date *10/16/20*



<p>REQUEST SOUGHT:</p> <p>FROM: RMD-A</p> <p>TO: CO</p>	<p>LOCATION MAP:</p> 	 <p>0 65 130 260</p> <p>Feet</p> <p>COUNCIL DISTRICT:</p> <p>9</p>
<p>TRACKING NUMBER</p> <p>T-2021-3408</p>		<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>