



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
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May 22, 2025

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.: 2025-0270**

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**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Aye
Lamonte Carter	Absent
Amy Fu	Aye
Charles Garrison	Aye
Julius Harden	Aye
Ali Marar	Absent
Dorothy Gillette	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, appearing to read 'Erin L. Abney', with a stylized, flowing script.

Erin L. Abney, MPA

Chief, Current Planning Division
Planning & Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0270

MAY 23, 2025

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 **2025-0270**.

<i>Location:</i>	612 Florence Street; between Phyllis Street and Waller Street
<i>Real Estate Number:</i>	063783-0000
<i>Current Zoning District:</i>	Industrial Light (IL)
<i>Proposed Zoning District:</i>	Residential Medium Density – A (RMD-A)
<i>Current Land Use Category:</i>	Light Industrial (LI)
<i>Proposed Land Use:</i>	Medium Density Residential (MDR)
<i>Planning District:</i>	District 5 – Northwest
<i>Council District:</i>	District 7
<i>Applicant:</i>	Zach Miller Law Office of Zach Miller 3203 Old Barn Court Ponte Vedra Beach, Florida 32082
<i>Applicant:</i>	BCEL 10D Adam Eiseman 7563 Philips Highway, Suite 208 Jacksonville, Florida 32256
<i>Staff Recommendation:</i>	Approve

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0270** seeks to rezone 0.09± acres of land from Industrial Light (IL) to Residential Medium Density-A (RMD-A). The property is a corner lot located on the west side of Florence Street, and the north site of Phyllis Street. The properties have a split zoning and land use. The eastern 3/4 of the property are in the Industrial Light (IL) Zoning District and the Light Industrial (LI) Land Use designation. The western 1/4 of the property are in the Residential Medium Density-A (RMD-A) Zoning District and the Medium Density Residential

(MDR) land use category. The properties are located within the Urban Priority Development Area of the Future Land Use Element of the 2045 Comprehensive Plan. The request is to allow the property to be developed with single-family residential uses. Two properties north of the site on the same block were recently changed with the same request through Ordinance 2022-0304.

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 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 0.09 of an acre subject site is a lot of record located at the northwest corner of the intersection of Florence Street and Phyllis Street, both of which are classified as local roadways. The site is also located within the Urban Development Area, in Planning District 5 (Northwest) and Council District 7. The applicant seeks to rezone the subject site from Industrial Light (IL) to Residential Medium Density - A (RMD-A) and is also proposing a companion land use application to amend the land use designation from Light Industrial (LI) to Medium Density Residential (MDR) pending concurrently with this application pursuant to Ordinance 2025-0269. The parcel has a split land use and zoning with 0.09 of the property designated with a LI land use and an IL zoning district. The remaining 0.02 of an acre near the westerly property line is designated MDR land use and a RMD – A zoning district.

According to the Category Descriptions of the Future Land Use Element (FLUE), Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category. Plan amendment requests for new MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. The maximum gross density for sites designated MDR within the Urban Area shall be 30 units per acre when the site does not abut land in Low Density Residential (LDR) or Rural Residential (RR). In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Low Density Residential (LDR)

without such services. The applicant has provided a JEA availability letter, dated August 3, 2023, indicating that the site will be served by JEA water and sewer.

RMD-A is a primary zoning district in the MDR land use category and is consistent with the proposed land use of MDR pursuant to Ordinance 2025-0269.

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

Yes. This proposed rezoning is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

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.

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 1.1.21 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.

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.

Goal 3 To 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.

Objective 3.1.5 The City shall provide opportunities for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

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

No. Given the surrounding mix of allowable uses, the proposed change to a residential land use category and zoning designation is consistent with the City's Land Use Regulations. Development of this property will meet all requirements of chapter 656 and 654 of the Jacksonville Ordinance Codes.

SURROUNDING LAND USE AND ZONING

The subject property is a corner lot located on the west side of Florence Street, and the northside of Phyllis Street. This portion of Florence Street is developed with a single family home, as well as vacant residential and industrial properties. This part of Florence Street, a local roadway, includes properties in the LI land use category that are developed with industrial uses. However, the developed industrial properties are located across Florence Street from the subject site. The property to the west is developed with a single family dwelling and the property to the north was developed with a single family home through ordinance 2022-0304.

The site has access to full urban services, and the adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	MDR	RMD-A	Single Family Dwelling
East	LI	IL	Industrial/warehouse use
South	LI	IL	Office / Storage
West	LI	IL	Vacant residential

It is the opinion of the Planning and Development Department that the requested rezoning to RMD-A will be consistent and with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on May 14, 2025 by the Planning and Development Department, the required Notice of Public Hearing signs **were** posted.

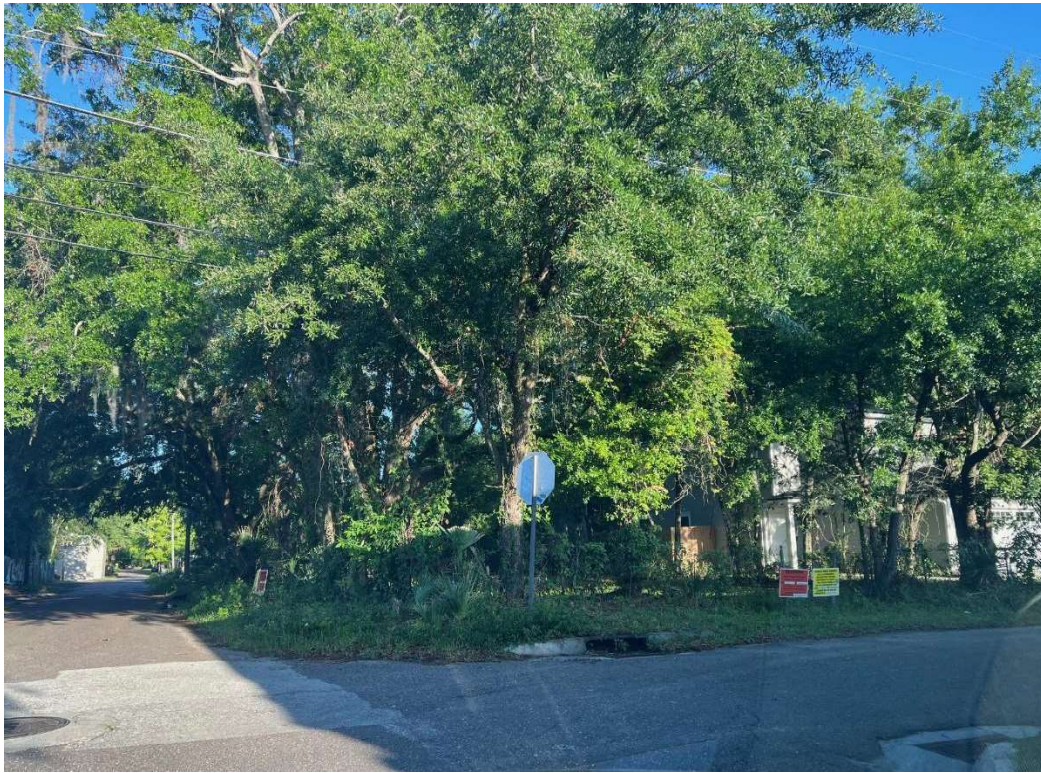


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2025-0270** be **Approved**.



Aerial View



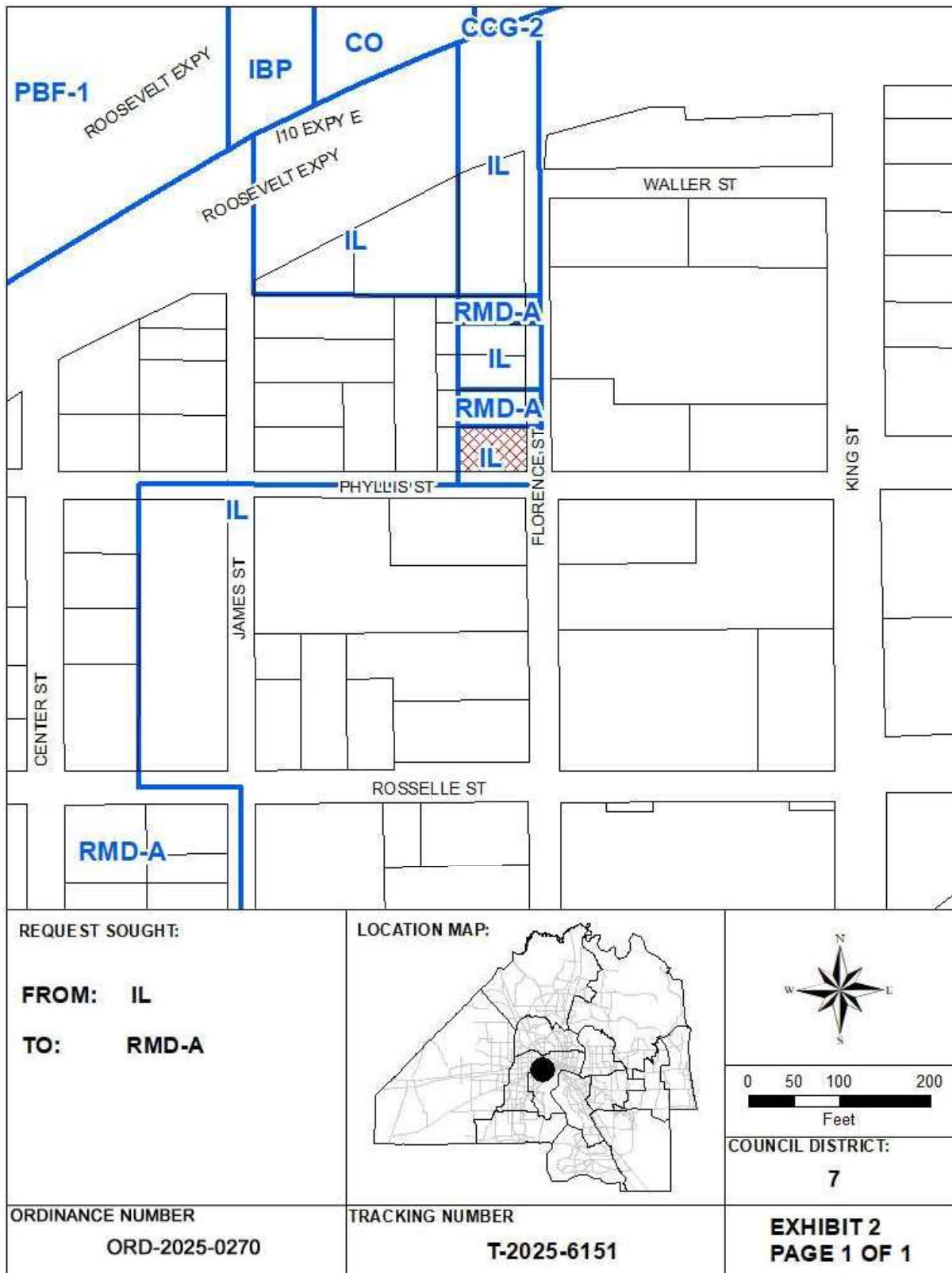
View of the Subject Site



View of Florence Street from the Subject Site



View of the neighboring residential property



Legal Map