



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

February 6, 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.: 2024-0922**

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 several speakers in oppositions with concerns related to an increase traffic near the intersection of two collector roadways and the close proximity of the proposed driveway for the new subdivision to that intersection. There were additional concerns related to the existing wetlands on the property and the potential impact. The Commissioners felt this was an appropriate location for an increase in density and diversity of housing types in order to meet the housing needs of Jacksonville’s growing population.

Planning Commission Vote: **5-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon’e Holder, Secretary	Absent
Lamonte Carter	Absent
Amy Fu	Aye
Charles Garrison	Aye

Julius Harden

Aye

Ali Marar

Absent

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".

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 AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-0922

February 6, 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 **2024-0922**

Location: 0 Townsend Boulevard; Between Townsend Boulevard and Hermitage Road East.

Real Estate Number: 111359-0000

Current Zoning District: Commercial Office (CO) / Residential Low Density – 60 (RLD-60)

Proposed Zoning District: Residential Medium Density – A (RMD-A)

Current Land Use Category: Residential Professional and Institutional (RPI)

Planning District: District 2—Greater Arlington and Beaches

Council District: District 1

Applicant/Agent: Patrick Krechowski
Balch and Bingham, LLP
50 N Laura Street, Suite 2100
Jacksonville, Florida 32226

Owner: Ilya Soroka
Townsend Road LLC
4455 Kelnepa Drive
Jacksonville, Florida. 32207

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0922** seeks to rezone 3.30± acres of a property from Commercial Office (CO) and Residential Low Density – 60 (RLD-60) to Residential Medium Density-A (RMD-A). The request is being sought to allow for the development of 20 townhome dwellings with an internal road (per the JEA letter). Access will be by way of Townsend Blvd and not by Ft. Caroline Road. The subject site is neighbored by Single Family lots to the south, and

Single-Family lots north of Fort Caroline Road. The proposed rezoning to allow for townhome dwellings would be suitable to the residential area. The general area is primarily a mix of single family, multi-family and neighborhood commercial uses. However, as this property fronts the intersection of Ft Caroline Road and Townsend Road, which are both collector roadways, the proposed rezoning to allow a higher density and mix of housing types is appropriate and allows for a natural transition from single family to the north and apartments to the south.

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. 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 Residential Professional Institutional (RPI) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2045 Comprehensive Plan.

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

Yes. The 3.30 acre subject site is located on the south side of Ft Caroline Road, between Townsend Boulevard and Hermitage Road East. The applicant is proposing the development of townhomes. The subject site located within the RPI land use category. According to the Category Description within the Future Land Use Element (FLUE), RPI in the Urban Development Area provides for compact medium density development, Development which includes medium density residential and professional office uses is preferred. Limited commercial retail and service which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicle Miles traveled. Single use developments in the RPI land use category shall be limited to residential or office. The maximum gross density allowed in RPI in the Urban Area is 30 units per acre. RMD-A is allowed in the RPI Land Use Category as a Secondary Zoning

District. The subject site meets the requirements of the secondary district criteria found in Subpart G of Part 3 of the Zoning Code.

The proposed zoning change to RMD-A is consistent with the existing RPI land use category.

Future Land Use Element (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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

The proposed development is for townhomes and the property's location can be utilized as a transition between two high volume collector roads and single family housing.

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 CO/RLD-60 to RMD-A in order to permit for a townhome residential development—all while adhering to local, state, and federal regulations governing wetlands.

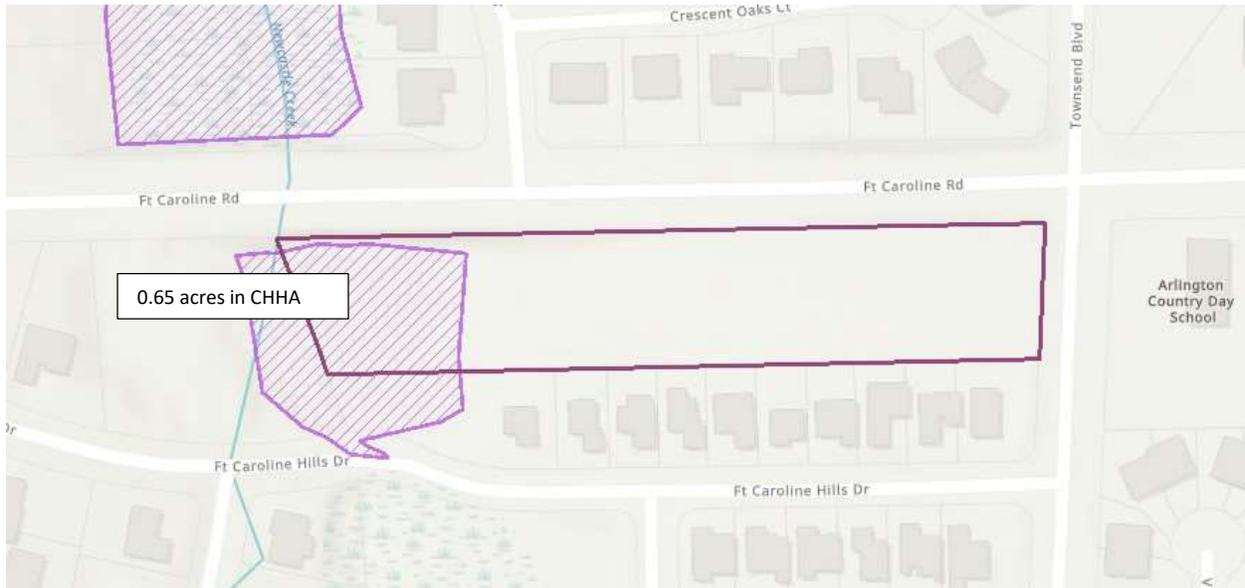
Aquifer Recharge

The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protection. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

Coastal High Hazard Area (2021) (See map below)

Approximately 0.65 acres of the subject site is in the Coastal High Hazard Area (CHHA), as defined by Sections 163.3178(2)(h) and 163.3164(1), Florida Statutes. The Coastal High Hazard Area (CHHA) is the area below the elevation of the Category 1 storm surge line as established by the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model

as established by the most current Northeast Florida Hurricane Evacuation Study. It is shown on The Coastal High Hazard Areas (CHHA) and Hurricane Evacuation Zones Map.



Wetlands (See map below)

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city’s geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of the wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.



SURROUNDING LAND USE AND ZONING

The subject property is located on the southwestern corner of Fort Caroline Road and Townsend Boulevard. The proposed rezoning to RMD-A is consistent with RPI as a Secondary Zoning District. Within the general vicinity of the property, multi-family developments such as condos, apartments and townhomes are all found. The Townsend Apartments West and East are zoned RMD-B, Captiva Condos are zoned RMD-D and the Caroline Forest Subdivision holds a mix of SF and townhomes and is zoned RMD-D. Nonetheless, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RLD-90	Single Family Dwellings
East	MDR	CN	Neighborhood/Shopping Center
South	LDR	RLD-60	Single Family Dwellings
West	RPI	PBF-1	JEA Lift Station

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

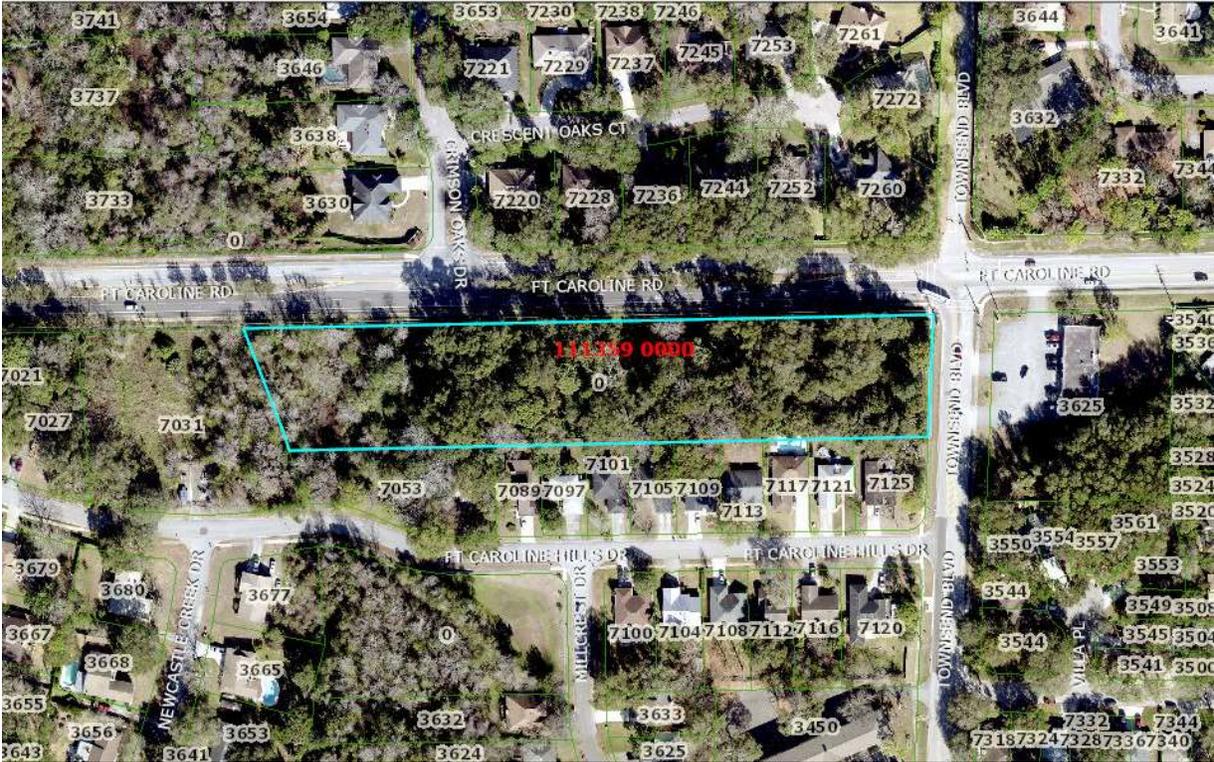
SUPPLEMENTARY INFORMATION

On **January 30th, 2025** the applicant provided evidence that the required Notice of Public Hearing signs were posted on the subject properties.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0922** be **APPROVED**.



Aerial



View of the Subject Site from the intersection of Townsend Boulevard and Fort Caroline Road



View of the Subject Site from Fort Caroline Road



View of the neighborhood north of the subject site



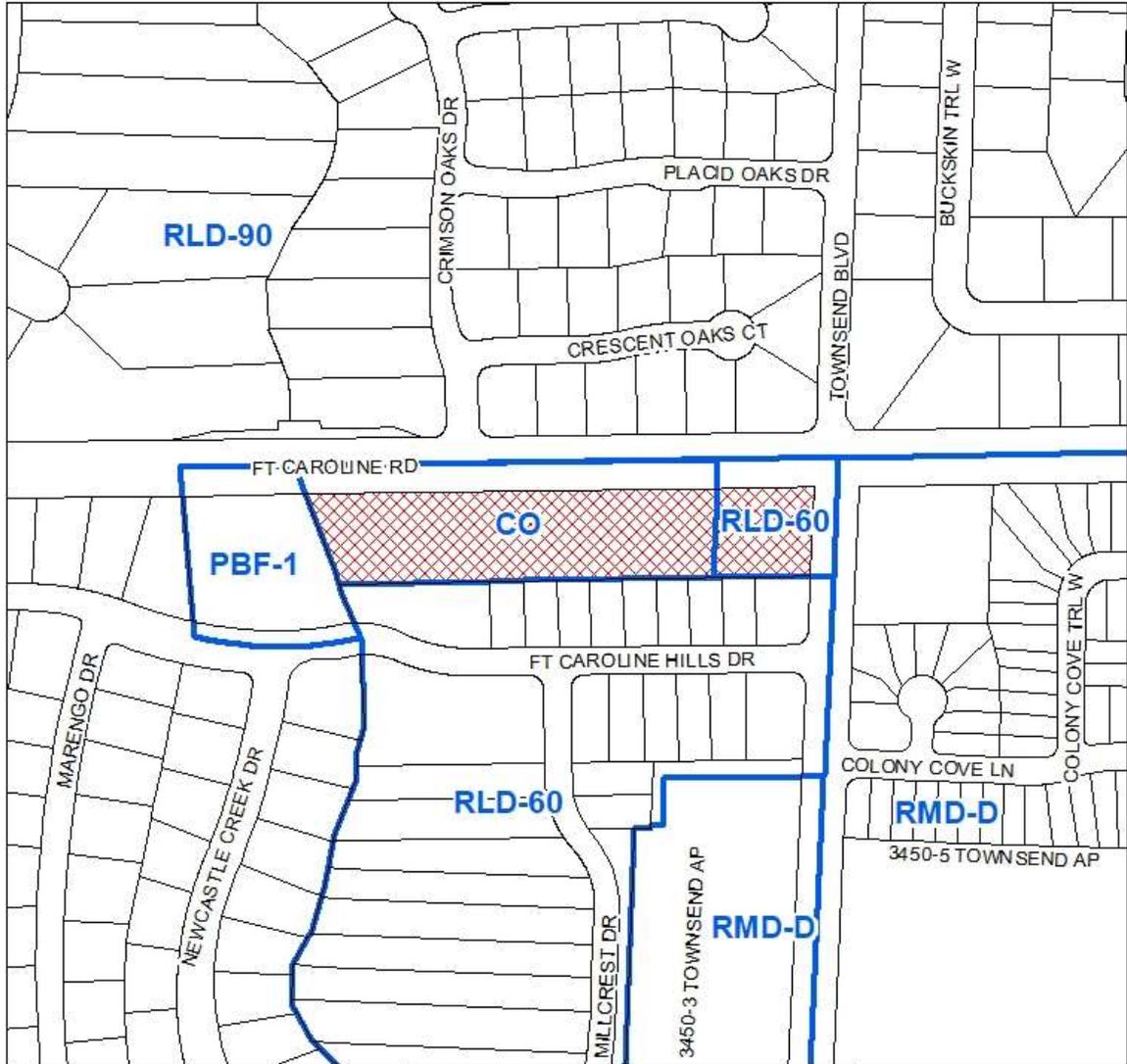
View of the neighborhood south of the subject site

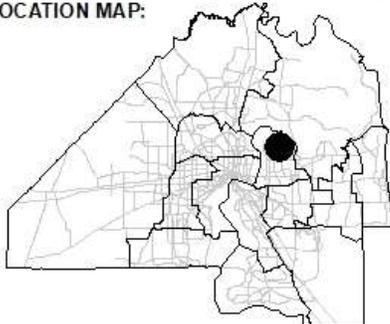
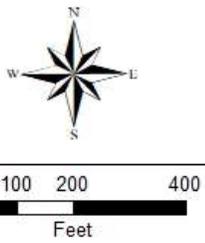
SFD SFD SFD SFD SFD SFD

Church

Shopping
Center

SFD SFD SFD SFD SFD SFD SFD SFD SFD



<p>REQUEST SOUGHT:</p> <p>FROM: CO & RLD-60</p> <p>TO: RMD -A</p>	<p>LOCATION MAP:</p>  <p>TRACKING NUMBER</p> <p>T-2024-5865</p>	 <p>COUNCIL DISTRICT:</p> <p>1</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>
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Legal Map