



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

June 20, 2024

The Honorable Randy White, 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.: 2024-407**

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: **6-0**

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

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
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 2024-0407

JUNE 20, 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 **2024-0407**.

Location: 2044 Liberty Street

Real Estate Number: 055194-0000; 055193-0000

Current Zoning District: Commercial Neighborhood-Springfield (CN-S)

Proposed Zoning District: Commercial Residential Office-Springfield (CRO-S)

Current Land Use Category: Neighborhood Commercial (NC)

Proposed Land Use Category: Residential Professional Institutional (RPI)

Planning District: Urban Core, District 1

Council District: District 7

Applicant/Agent: Zach Miller, Esq.
Law Office of Zach Miller
3203 Old Barn Court
Ponte Vedra Beach, FL 32082

Owner: Adam Eiseman
Hoose Homes and Investments, LLC/Hoose A, LLC
7563 Philips Highway, Suite 208
Jacksonville, FL 32256

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0407** seeks to rezone approximately 0.14± acres of property, 2 lots, from Commercial Neighborhood-Springfield (CN-S) to Commercial Residential Office-Springfield (CRO-S) in order to construct a single-family home on each vacant lot. The Planning and Development Department finds that the subject property is located in the Neighborhood Commercial (NC) functional land use category as defined by the Future Land Use

Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2045 Comprehensive Plan. This rezoning ordinance, 2024-0407, does have a companion land-use ordinance, 2024-0406, to change the land use category from Neighborhood Commercial (NC) to Residential Professional Institutional (RPI).

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 proposed rezoning is consistent with the 2045 Comprehensive Plan. The 0.14-acre property is located on the west side of Liberty Street North, a collector roadway, between 11th Street East and 10th Street East. The property is vacant. The property is in Council District 7 and Planning District 1. The property is also located in the Urban Priority Development Area as identified in the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

The land to the north has a few single-family dwellings, and a number of warehouses and open storage, including the previously amended and pending Phoenix Arts District. The property to the south follows the same residential development pattern, including a church and condos. Abutting the property to the west are single-family residences. To the East are more single-family homes, manufacturing uses, and a rail corridor.

According to the Future Land Use Element (FLUE), Neighborhood Commercial (NC) is a category primarily intended to provide commercial retail and service establishments which serve the daily needs of nearby residential neighborhoods. These uses shall generally be located within walking distance of residential neighborhoods in order to reduce the number of Vehicles Miles Traveled. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. RPI in the Suburban Development Area is intended to provide low to medium density development. Development which includes medium density residential and professional office uses is preferred. RPI 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.

Residential-Professional-Institutional (RPI) in the Urban Priority Area is intended to provide compact medium to high density residential development and office uses. Development which includes medium to high density residential and office uses is preferred. Limited neighborhood commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled. Vertical integration of a mix of uses is encouraged. RPI in the UPA has a minimum density of 10 units per acre and a maximum density of 40 units per acre.

The proposed zoning change to CRO-S is consistent with the proposed RPI land use category.

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

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

Goal 1

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

The proposed rezoning of CRO-S will allow the applicant to construct a single-family home on each vacant and underutilized lots. The addition of these single-family homes, if approved, would add to an area which includes both single-family dwellings and multi-family dwellings. The development of the property will protect and preserve the character of the surrounding neighborhood by creating lots that are in character with the surrounding area.

Policy 1.2.9

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. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The subject property is located in the Urban Priority Development Area. According to the JEA Availability letter dated November 13, 2023, submitted with the application, the property has access to water and sewer service along Liberty Street North.

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.

As previously mentioned, the property contains two vacant, undeveloped lots which will benefit from infill development and better serve the community.

Aquifer Recharge

The site is located within an area identified as being in the discharge 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.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation

The Historic Preservation Section has reviewed the two (2) properties listed in the provided Small-Scale Land Use Amendment application. The two (2) vacant properties located at 0 Liberty Street North (RE: 055193-0000) and 2044 Liberty Street North (RE: 055194-0000) have recorded Florida Master Site Files (FMSF) and are located within the boundaries of the Springfield Historic District.

Based on archival records, property 0 Liberty Street North (RE: 055193-0000) originally contained a one-story bungalow-style home constructed in 1921. The structure was demolished in 2001 due to an emergency demolition and not being designated as a local landmark.

Regarding property 2044 Liberty Street North (RE: 055194-0000), archival records show that this site contained a two-story frame vernacular commercial and apartment building constructed in 1928. The structure was demolished in 1992 due to it being condemned and not being designated as a local landmark.

Because both properties are vacant and located within the boundaries of the Springfield Historic District, potential development of the site should respect the property’s historic and archaeological resources. Any exterior work to structures on these properties or the sites requires an approved Certificate of Appropriateness (COA) application before work can commence.

Historic District

The project site is located within the boundaries of the Springfield Historic District. Vertical construction and changes to existing structures on site must be reviewed by the Planning and Development Department, and potentially the Jacksonville Historic Preservation Commission. The applicant is aware of this requirement and has begun the design review process with the Historic Preservation Section of the Planning and Development Department.

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 properties will be rezoned to CRO-S to construct a single-family dwelling on each undeveloped, vacant lot.

SURROUNDING LAND USE AND ZONING

The subject site is located on the western side of Liberty Street North, between Main Street and Walnut Street. The area is primarily single-family dwellings and multi-family dwellings. While many of the properties are developed, there are lots within the neighborhood that are vacant undeveloped lots. It is the opinion of the Planning and Development Department that the requested rezoning to CRO-S will be consistent and compatible with the surrounding uses. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	NC; CGC	CN-S; CCG-S	Single-Family Dwelling; Vacant Commercial; Service Garage
South	NC; MDR	CN-S; RMD-S	Single-Family Dwellings; Multi-Family Dwellings
East	LI; MDR; NC	IL; RMD-S; CN-S	Single-Family Dwelling; Service Shop; Warehouse
West	MDR	RMD-S	Single-Family Dwellings

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **June 3, 2024**, by the Planning and Development Department, the required Notice of Public Hearing sign **was** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0407** be **APPROVED**.



Aerial View



View of Subject Property on Liberty Street North



View of southern Liberty Street North



View of northern Liberty Street North