



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
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September 19, 2024

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.: 2024-676**

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 was one speaker in opposition who was concerned about the increase in traffic. The Commissioners had little discussion.

Planning Commission Vote: **6-0**

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

Ali Marar

Absent

Jack Meeks

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 "Bruce E. Lewis". The signature is fluid and cursive, with the first name "Bruce" being the most prominent.

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 2024-0676

SEPTEMBER 19, 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 **2024-0676**.

<i>Location:</i>	0 Garden Street Between Garden Street and Imenson Road
<i>Real Estate Number:</i>	03999-0500; 003999-0600
<i>Current Zoning District:</i>	Planned Unit Development
<i>Proposed Zoning District:</i>	Residential Low Density-50 (RLD-50)
<i>Current Land Use Category:</i>	Light Industrial (LI)
<i>Proposed Land Use Category:</i>	Low Density Residential (LDR)
<i>Planning District:</i>	District 5 — Northwest
<i>Council District:</i>	District 12
<i>Applicant:</i>	Curtis Hart Hart Resources LLC 8051 Tara Lane Jacksonville, FL 32216
<i>Owner:</i>	HR James Regina Darling James Estate—Kelly M. James Personal Representative PO Box 14697 Jacksonville, FL 32238
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0676** seeks to rezone 14.17± acres of vacant property from Planned Unit Development (PUD 2010-0256) to Residential Low Density-50 (RLD-50) in order to allow for the property owner to build 56 single-family homes in a new subdivision. Once the proposed properties are rezoned to RLD-50 the lots will be required to be 50 feet wide with a minimum square footage of 5,000 square feet.

The current PUD (2010-0256) was for uses found in the Commercial Neighborhood (CN) zoning district. The current PUD allows the development of a maximum of a 130,000 square feet commercial center.

Additionally, this rezoning application, Ordinance 2024-0676, has a companion application—a Land Use Amendment (2024-0675). The Land-Use Amendment application is requesting a land-use change from Light Industrial (LI) to Low Density Residential (LDR).

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 14.17-acre subject site is located along the east side Garden Street at the corner of Imeson Road, both collector roadways. The site is in Planning District 5, Council District 12, and is in the Suburban Development Area. The subject site is in the LI land use category, with a companion land use application to amend to Low Density Residential (LDR), per application L-5965-24C. The applicant seeks to rezone the subject site from PUD to RLD-50.

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-50 is a primary zoning district in the LDR land use category.

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

Yes. This rezoning does further the Goals, Objectives and Policies of the 2045

Comprehensive Plan, including the following:

Future Land Use Element

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.

Approval of this rezoning would allow the property owner to create a new subdivision following the lot requirements of the RLD-50 zoning district.

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.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low and high 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.

Wetlands

Based on the Environmental Resource Permit (ERP) #111481-2 for a Wetlands Boundary Determination issued by the St. Johns River Water Management District on June 29, 2023, there are no wetlands on the property RE # 003999-0500 and 003999-0600.

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

No. The proposed rezoning does not conflict with any portions of the City's land use regulations. If approved, the subject property will be permitted for development within the RLD-50 zoning district.

SURROUNDING LAND USE AND ZONING

The subject site is located along the east side Garden Street at the corner of Imeson Road, both collector roadways. The properties that surround the proposed properties to the north, east, and south are zoned for single-family dwellings. The north is comprised of RR-Acre, RLD-60 zoning district, PUD (1999-0146), and PUD (2002-0925). PUD (1999-0146) is comprised of lots that follow the requirements for RLD-60 and RLD-70. PUD (2005-0925) contain lot dimensions that follow the requirements for RLD-50. The properties to the south of the subject property are properties zoned as PUD (2022-0004) and IBP. PUD (2022-0004) contain lot dimensions of lots that follow the requirements for RLD-50. Staff finds the requested rezoning to RLD-50 furthers

the 2045 Comprehensive Plan's goals and purposes to provide more infill development. Nonetheless the surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RLD-60; RR-Acre; PUD (1999-0146); PUD (2005-0925)	Single Family Dwellings
South	LDR	PUD (2022-0004); IBP	Single Family Dwellings; Timber
East	LDR	PUD (1999-0146); PUD (2005-0925)	Single Family Dwellings
West	AGR	AGR	Vacant

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-50 will be consistent and compatible with the surrounding uses.

Traffic Counts from Transportation

LINK ID #	Facility Name	From/To	Roadway Classification	Posted Speed	# of Lanes	Context Service Volume	2023 Volume to Capacity Ratio	2023 Average Daily Traffic	2021/2022 Average Daily Traffic	2019 Average Daily Traffic
343	GARDEN ST	JONES RD to IMESON RD	COLLECTOR	40	2	14,400	19%	2,711	2,076	1,478
344	GARDEN ST	IMESON RD to OLD KINGS RD	COLLECTOR	35	2	17,920	22%	3,904	3,674	2,820
342	IMESON RD	PRITCHARD RD to GARDEN ST	COLLECTOR	40	2	21,700	44%	9,444	9,660	9,458

SUPPLEMENTARY INFORMATION

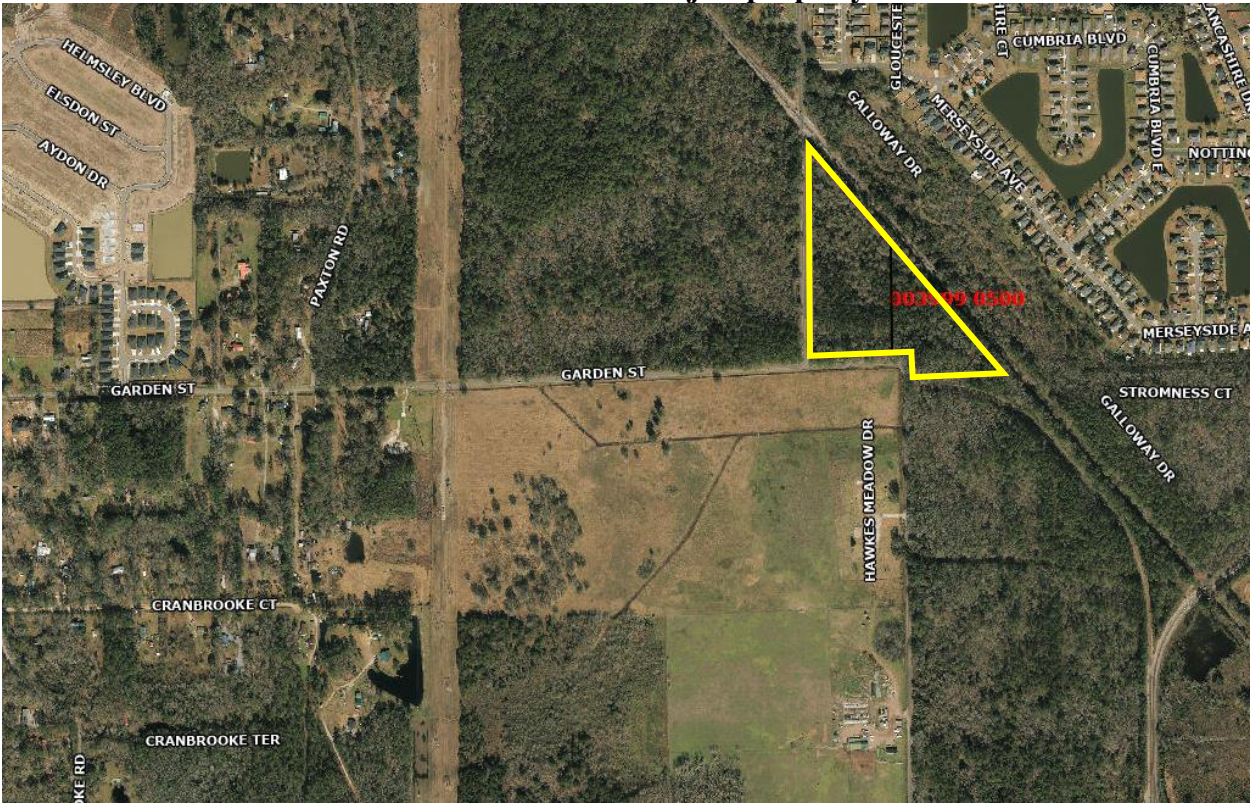
Upon visual inspection of the subject property on September 3, 2024, by the Planning and Development Department, the Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0676** be **APPROVED**.

Aerial View of the subject property



View of Subject Property



Source: Planning & Development Department, 9/3/2024

View of north and south Garden Street

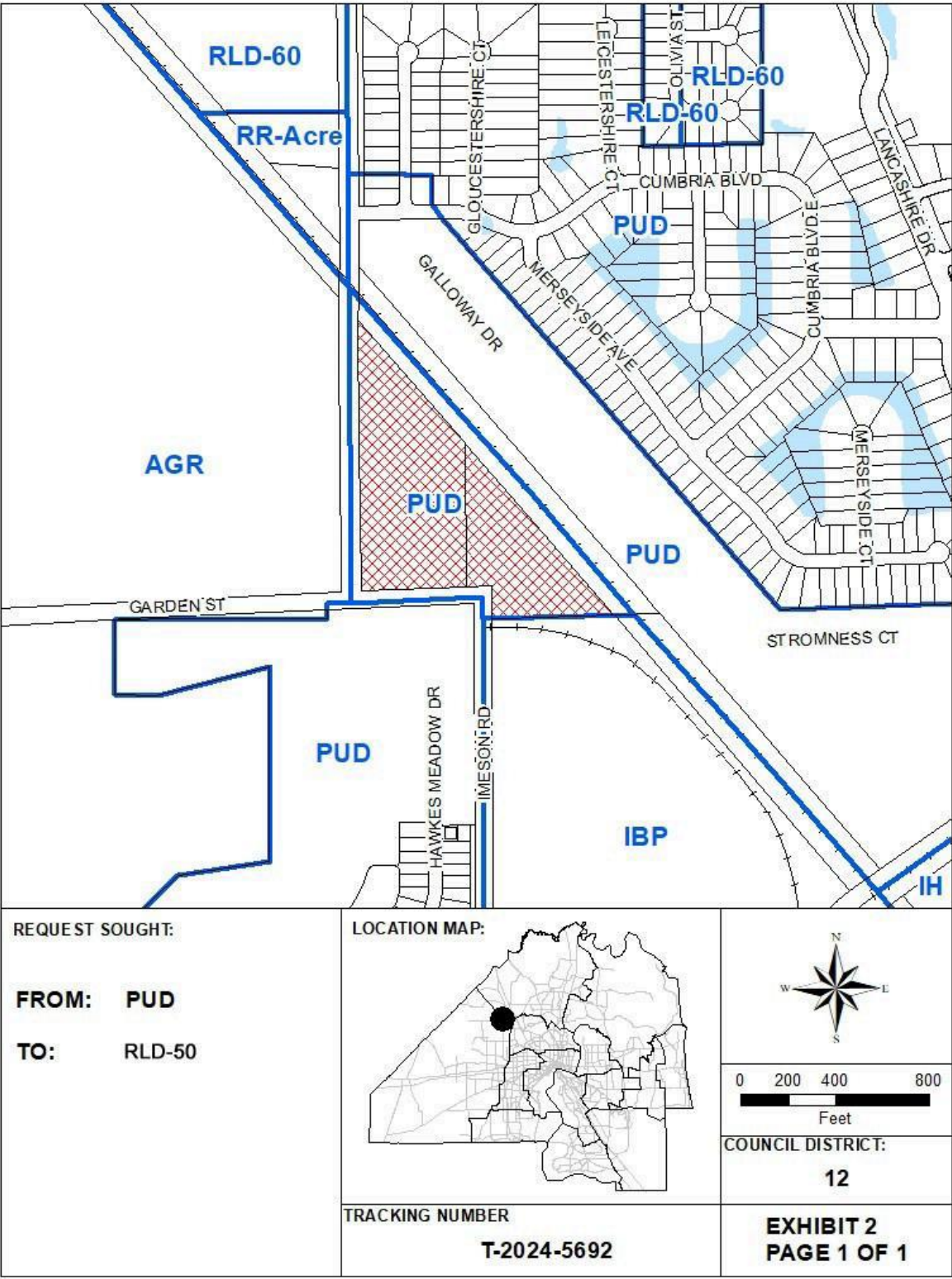


Source: Planning & Development Department, 9/3/2024

View of adjacent neighborhood (PUD 2022-0004)



Source: Planning & Development Department, 9/3/2024



Legal Map