



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

May 9, 2024

The Honorable Ronald B. Salem, Pharm. D., 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.: 2024-281**

Dear Honorable Council President Salem, 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	Absent
Amy Fu	Aye
Julius Harden	Absent
Mon'e Holder	Aye
Ali Marar	Aye

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 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 2024-0281

MAY 9, 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 **2024-0281**.

Location: 0 and 12373 Hood Landing Road, between Jeremys Landing Drive North and Carriage Crossing Drive

Real Estate Number: 158093 0007; 158093 0009

Current Zoning District: Residential Rural-Acre (RR-Acre)

Proposed Zoning Districts: Residential Low Density-90 (RLD-90)

Current Land Use Category: Low Density Residential (LDR)

Planning District: District 3—Southeast

Council District: District 6

Applicant/Agent: Randolph Island
Combs Premier Realty Group
4320 Deerwood Lake Parkway, Suite 101260
Jacksonville, FL 32216

Owners: Antionette Bennett
6125 Clearsky Drive
Jacksonville, FL 32258

Brandon Bennett
6125 Clearsky Drive
Jacksonville, FL 32258

Johnique Bennett
6125 Clearsky Drive
Jacksonville, FL 32258

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0281** seeks to rezone 1.00± acres of land from Residential Rural-Acre (RR-Acre) to Residential Low Density-90 (RLD-90). The request is being sought in order to allow for the development of two single-family dwellings. The subject property consists of two vacant lots that are each approximately 0.5 acres in size.

There is a companion Waiver of Road Frontage (**2024-0282/WRF-24-05**) in order to decrease the required road frontage for 12373 Hood Landing Road from 80 feet required to 25 feet.

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 that the subject property will be located in the LDR functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2045 Comprehensive Plan. According to the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Suburban Development Area is intended to provide for low density residential development. Principal uses include single family and multi-family dwellings. The maximum gross density in the Suburban Development Area shall be 7 units/acre when centralized water and sewer are available. The maximum gross density shall be 2 units per acre and the minimum lot size shall be 1/2 of an acre when both centralized potable water and wastewater services are not available.

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

Yes. The proposed rezoning is consistent with the following Goals, Objectives, and Policies of the 2045 Comprehensive Plan, Future Land Use Element:

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.

Though the request is a decrease in lot size requirement from one acre to 9,900 square feet, the increase in density within the LDR land use category is compatible with the surrounding properties.

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.

The proposed decreased lot size and requirements is consistent with the above policy, and provides a gradual and compatible transition of density in the area. It should be noted, that the RLD-90 zoning district requires a minimum of 9,900 square feet per lot, however, the applicant will be providing approximately 21,780 square feet (0.5 acre) per lot.

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 RR-Acre to RLD-90 to allow for two single-family dwellings.

SURROUNDING LAND USE AND ZONING

The 1.00-acre subject property is currently vacant and is located on the east side of Hood Landing Road near the intersection of Hood Landing Road and Jeremys Landing Drive North. The proposed RLD-90 zoning district permits development well suited to the contiguous residential development density as a transitional density. The area along Hood Landing Road is largely residential in nature and the predominant zoning district found is RR-Acre and RLD-90. Surrounding land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RR-Acre	Single-Family Dwellings
East	LDR	PUD 1987-0668	Single-Family Dwellings

South	LDR	RLD-90	Single-Family Dwellings
West	LDR	RLD-90	Single-Family Dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-RLD-90 will be compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **May 1, 2024** by the Planning and Development Department, the required Notice of Public Hearing signs **was not** posted. However, the applicant provided evidence that the sign was posted as of April 8, 2024. Staff has reached out to the applicant to have the signs reposted until the public hearings have completed.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0281** be **APPROVED**.

Figure A:



Source: Planning & Development Dept, 05/02/2024

Aerial view of the subject site and parcel, facing north.

Figure B:



Source: Planning & Development Dept, 05/02/2024

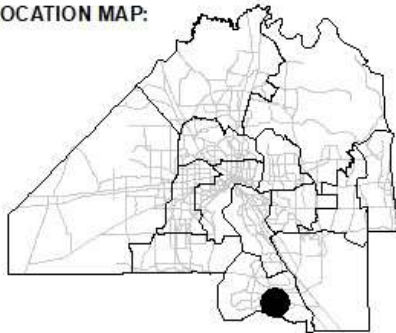
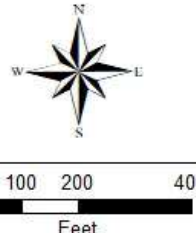
View of the subject property, from Hood Landing Road.



Source: Planning & Development Dept, 05/02/2024

View of the Jeremy's Landing, a subdivision located south of the subject property that is zoned RLD-90.



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: RLD-90</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT: 6</p>
<p>ORDINANCE NUMBER ORD-2024-0281</p>	<p>TRACKING NUMBER T-2024-5416</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>