



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 22, 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.: 2024-02**

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: **Deny**

Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition. The Commissioners determined this is an appropriate location. There was a recent application (2024-10), north of the site which was approve dfor townhomes.

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	Aye
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 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

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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FO

APPLICATION FOR REZONING ORDINANCE 2024-0002

FEBRUARY 08, 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 **2024-0002**.

Location: 6330 118th Street

Real Estate Number: 098213-0000

Current Zoning District: Residential Low Density-60 (RLD-60)

Proposed Zoning District: Residential Medium Density-D (RMD-D)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: District 4—Southwest

Council District: District 14

Applicant/Agent: Ulysses Findley
1660 Blanding Boulevard
Jacksonville, Florida 32210

Owner: Westside Rentals, LLC
1660 Blanding Blvd.
Jacksonville, FL 32210

Staff Recommendation: **DENY**

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0002** seeks to rezone 0.51± acres of a property from Residential Low Density-60 (RLD-60) to Residential Medium Density-D (RMD-D). The applicant seeks to develop the site with multifamily units. RMD-D allows for the development of up to 20 units per acre. The property is located in the Low Density Residential (LDR) land use category within the Suburban Area of the Future Land Use Element of the 2045 Comprehensive Plan. Land-Use Companion application **L-5871-23C (2024-0001)** is requesting Land-Use change from Low

Density Residential (LDR) to Medium Density Residential (MDR). The Planning and Development Department has also recommended denial of Ord.# 2024-0001.

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?*

No. The proposed zoning is consistent with the proposed MDR land use category pursuant to Ordinance 2024-001 (application L-5871-23C). However, the department is recommending denial of the companion land use application due to incompatibility with the surrounding area.

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

No. The proposed rezoning is not consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan. Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and can serve as 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.

Future Land Use Element

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 rezoning of RMD-D will not be compatible with other uses already existing within the surrounding area and therefore will not be in compliance with Policy 1.1.22. The surrounding area is mostly undeveloped or currently developed with single-family homes there are no similar multi-family uses nearby nor compatible uses to multi-family dwellings.

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.

The existing area is mostly developed with single-family homes, and a church nearby, there are no existing commercial areas or multifamily dwellings within the immediate vicinity. Allowing multifamily units would be an intrusion into an existing single-family neighborhood and would not preserve the existing character of the area. Therefore, the proposed rezoning does not further the intention of Goal 3.

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.

The subject property is currently developed with a single-family home. Approving this rezoning would allow the developers to develop the property with uses that are not similar in nature nor compatible with the existing neighboring properties. Therefore Objective 6.3 would not be accomplished as it would facilitate development where public facilities and infrastructure are only able to accommodate low density residential uses and low intensity institutional uses such as the adjacent church.

Airport Environment Zone

The site is located within the 300-foot Height and Hazard Zone for the Cecil Airport and Jacksonville Naval Air Station (NAS-Jax). Zoning will limit development to a maximum height of 300 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

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. 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 Element

Policy 1.2.2 The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.

Policy 1.2.5 The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

Flood Zones

Approximately 0.25 of an acre of the subject site is located within either the AE or 0.2 percent annual chance flood hazard flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The AE flood zone is defined as an area within the 100-year floodplain or SFHA where flood insurance is mandatory. The 0.2 percent annual chance flood hazard flood zone is defined as an area within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.



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

Yes. The proposed rezoning is in conflict with the foregoing City land use regulations. If approved, the subject property will be rezoned from RLD-60 to RMD-D in order to permit the development of multi-family dwellings which staff feels is incompatible with surrounding uses and out of character for the surrounding area.

SURROUNDING LAND USE AND ZONING

The subject site is located at the south side of 118th Street between Jammes Road and Blanding Boulevard. It is also located within the Suburban Development Area, Planning District 4 and Council District 14. According to the Future Land Use Element (FLUE), MDR in the Urban Development Area is intended to provide compact medium density residential development and serve as a transition between commercial and residential land uses. The area is mostly developed with single family dwellings or undeveloped. To the north of the subject property is church. There are no MDR land uses or RMD zoning districts nearby.

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	PBF-2	Church
South	LDR	RR-Acre	Vacant
East	LDR	RLD-60	Vacant
West	LDR	RLD-60	Single Family Dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to RMD-D will not be consistent nor compatible with the surrounding uses.

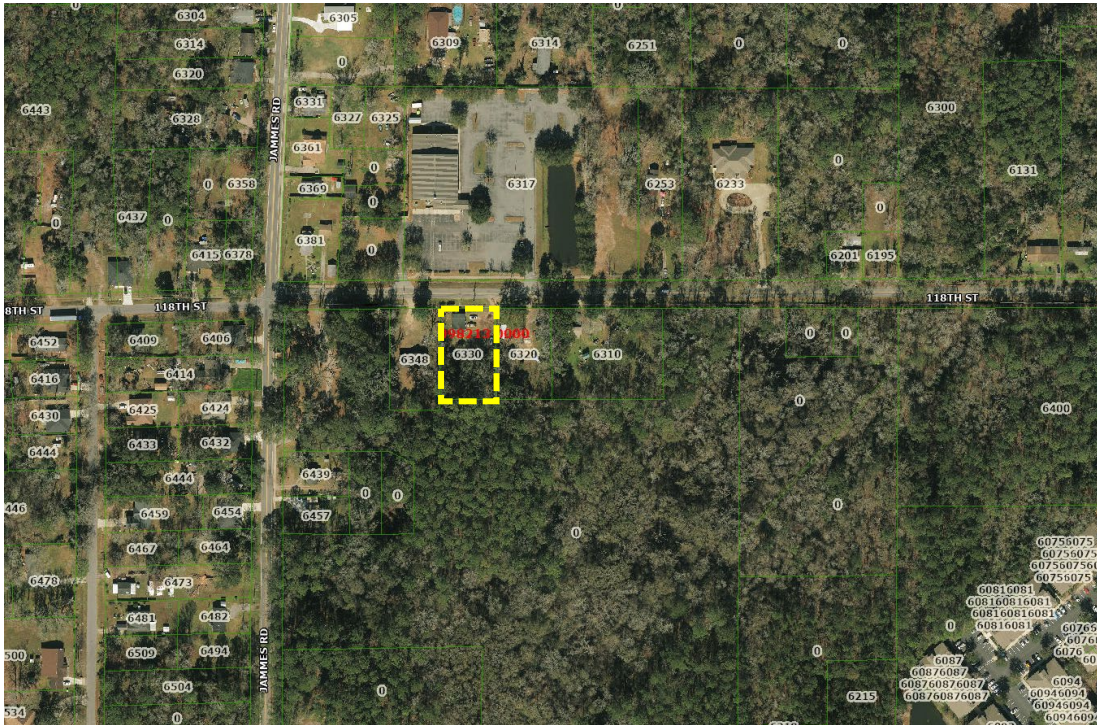
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **January 19, 2024** 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 **2024-0002** be **DENIED**.



Aerial View

Source: JaxGIS Map



View of Subject Property

Source: Planning & Development Department January 19, 2024



View of Subject Property

Source: Planning & Development Department January 19, 2024



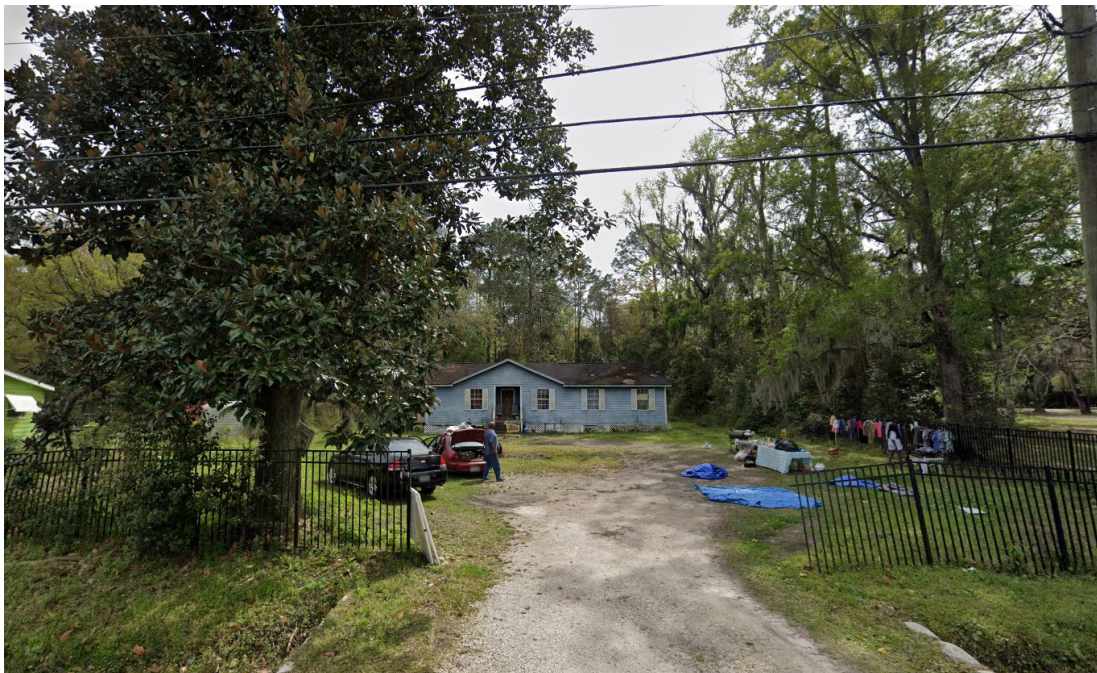
View of Property to the North

Source: Planning & Development Department January 19, 2024



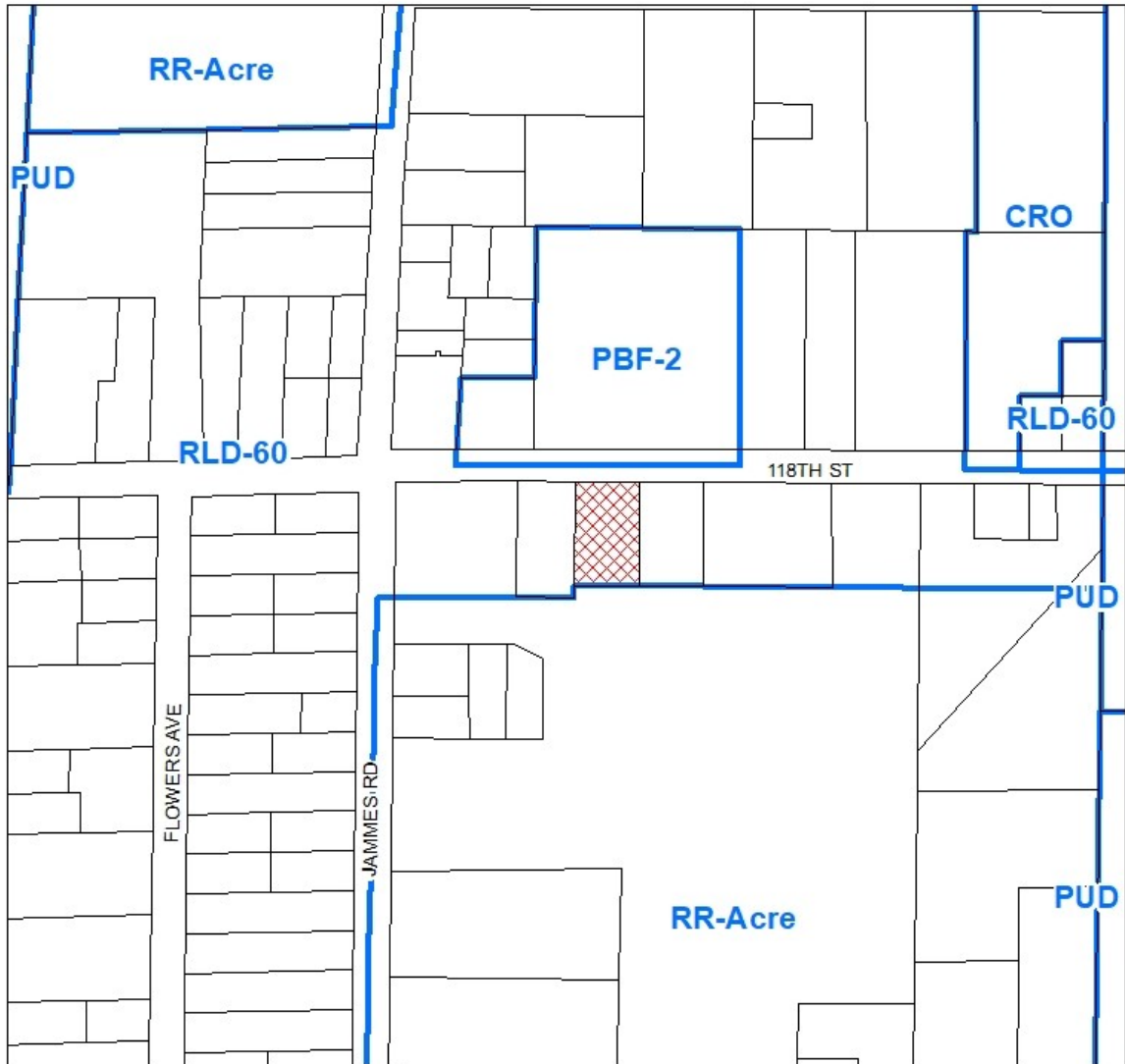
View of Property to the East

Source: Planning & Development Department January 19, 2024



View of Property to the West

Source: Google Street View March 2019



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: RMD-D</p>	<p>LOCATION MAP:</p>	
<p>TRACKING NUMBER</p> <p>T-2023-5126</p>	<p>COUNCIL DISTRICT:</p> <p>14</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>	

Legal Map
 Source: JaxGIS Map