

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2025-0058**

**FEBRUARY 20, 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 **2025-0058**.

<b><i>Location:</i></b>	8265 Garden Street
<b><i>Real Estate Number:</i></b>	002839-0020
<b><i>Current Zoning District:</i></b>	Agriculture (AGR)
<b><i>Proposed Zoning District:</i></b>	Residential Low Density-100A (RLD-100A)
<b><i>Current Land Use Category:</i></b>	Agriculture (AGR)
<b><i>Proposed Land Use Category:</i></b>	Low Density Residential (LDR)
<b><i>Planning District:</i></b>	Northwest, District 5
<b><i>Council District:</i></b>	District 12
<b><i>Owner:</i></b>	Randall Hamel Madeleine Combs-Hamel 13544 Macapa Road Jacksonville, FL. 32246
<b><i>Staff Recommendation:</i></b>	<b>APPROVE</b>

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2025-0058** seeks to rezone 3.15± acres of a property from Agriculture (AGR) to Residential Low Density-100A (RLD-100A). The subject site is located along Garden Street, an area that has been agricultural throughout the City's history, but has recently shifted development towards single-family subdivisions. The applicant is seeking to rezone the site to allow for a second residence to be developed. The Planning and Development Department finds that the subject property is located in the Agriculture (AGR) 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.

There is a companion Land Use Amendment, **2025-0057 (L-5991-24C)** which seeks to change the Functional Land Use Category from Agriculture (AGR) to Low Density Residential (LDR). The department is also recommending approval of the Land Use Amendment.

### **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 2030 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 2030 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 3.15-acre subject property includes a single-family residential home and is located on the north side of Garden Street. According to the City's Functional Highway Classification Map, Garden Street is classified as a collector roadway.

The applicant seeks to rezone the property from AGR to RLD-100A to allow for the development of a second home on the property. A companion Future Land Use Map (FLUM) amendment was also filed for this site from AGR to LDR (L-5991-24C / Ordinance 2025-057) which is pending concurrently with this application.

According to the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Suburban Area is intended to provide for low density residential development. Principal uses in the LDR land use category include, but are not limited to, single family and multi-family dwellings; commercial retail sales and service. The maximum gross density in the Suburban Area shall be seven (7) units/acre when full urban services are available to the site and there shall be no minimum density. 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. The maximum gross density shall be 4 units/acre and the minimum lot size shall be 1/4 of an acre if either one of centralized potable water or wastewater services are not available. According to the companion land use amendment application, the development will be utilizing well and septic. Residential development potential will be limited as provided for in the LDR land use category where centralized water and sewer is not available.

The proposed rezoning to RLD-100A is consistent with the proposed LDR land use pursuant to pending Ordinance 2025-057.

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

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan. According to the Future Land Use Element (FLUE).

**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.

**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.

**Policy 1.1.7** Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

**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.

**Policy 3.1.5** The City shall provide opportunities for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

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

No. If the proposed Land Use Amendment is approved, the proposed rezoning would not be 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 AGR to RLD-100A to allow single family dwellings in the Low Density Residential Functional Land Use Category.

### **SURROUNDING LAND USE AND ZONING**

The subject property is located on the north side of Garden Street which is a collector roadway. Two ordinances (2020-0174, and 2021-0829) recently changed nearby parcels to the north, west and east of the subject site to allow for the development of a neighborhoods with 50 and 60 foot wide lots. Properties along Garden Street in the immediate area consist of Single Family Homes and Agricultural uses. The adjacent land use categories and zoning districts are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	AGR	AGR	Single Family Dwelling
<b>South</b>	LDR/AGR	RLD-100A, AGR	Single Family Dwellings
<b>East</b>	AGR	AGR	Single Family Dwellings
<b>West</b>	AGR	AGR	Single Family Dwelling

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-100A will be consistent and compatible with the surrounding uses.

### **SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **February 11, 2025** 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 **2025-0058** be **APPROVED**.

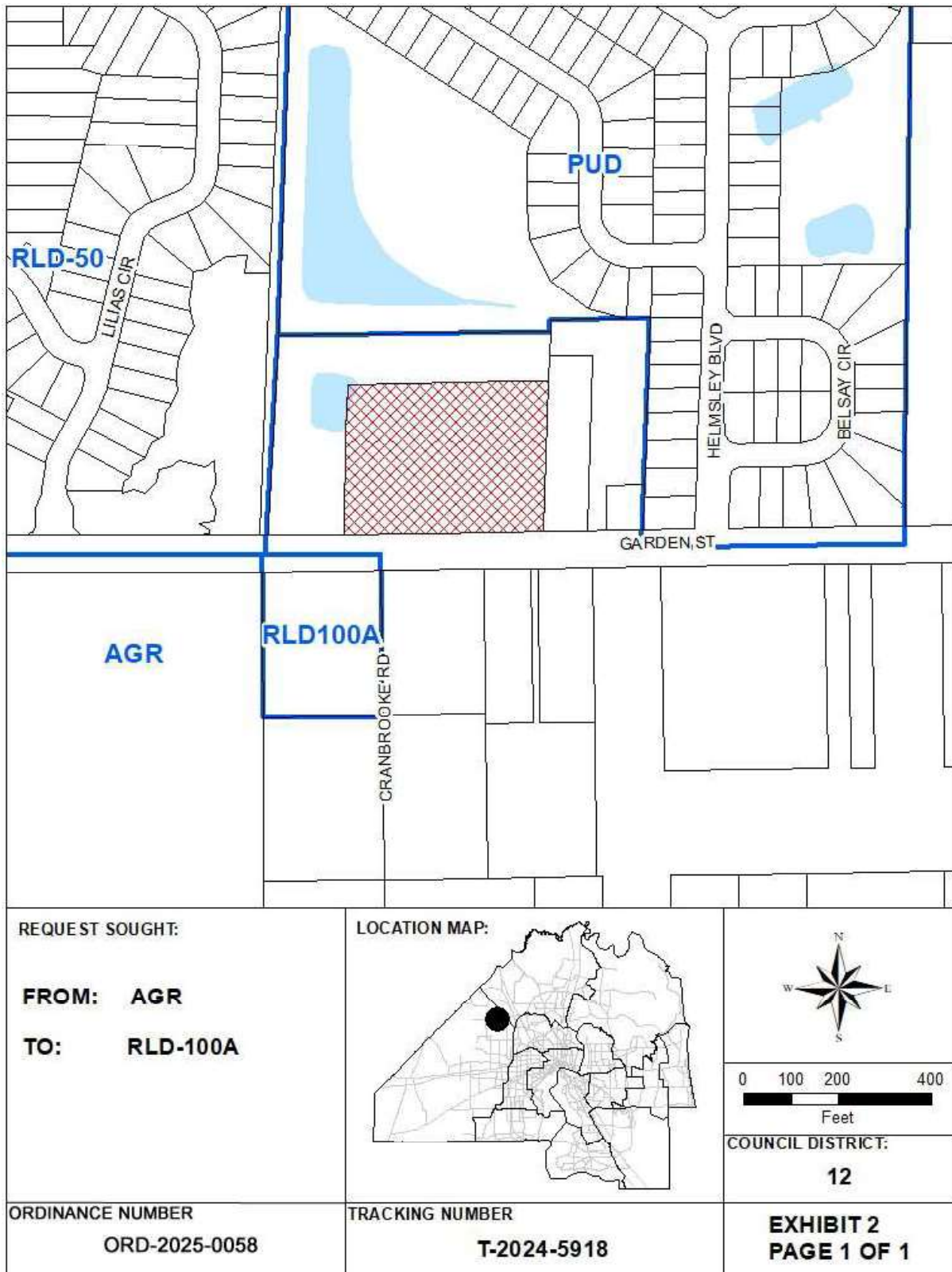




### Aerial View



### View of the Subject Site



Legal Map