



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
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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.: 2024-416**

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
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-0416

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 **Ord. 2024-0416**.

Location: 9107, 9113, 9119, 9125, 9131, and 9149 Joannes Way

Real Estate Numbers: 016259-2140; 016259-2145; 016259-2150; 016259-2155; 016259-2160; 016259-2165

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

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

Current Land Use Category: Low Density Residential

Planning District: District 4

Council District: District 14

Applicant/Agent: Paul M. Harden, Esq.
Law Office of Paul M. Harden
1431 Riverplace Boulevard, Suite 901
Jacksonville, Florida 32207

Owners: Jordan Kavana
ET Kaeleighs Crossing, LP
1170 Kane Concourse, Suite 400
Jacksonville, Florida 32205

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning **2024-0416** seeks to rezone approximately 2.00 acres land from Residential Rural-Acre (RR-Acre) to Residential Low Density-60 (RLD-60) zoning district. The application is being sought to correct an error from the neighboring rezoning **2018-0613** to RLD-60 which left the area of the 6 subject lots off of the Legal Description. If approved the 6 lots would be permitted for a single-family dwelling each, as they are currently developed.

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 2.00-acre subject site is located along the north side of Joannes Way, a private roadway. The site is between Taylor Field Road and Hipps Road. The site is in Planning District 4, Council District 14, and is in the Suburban Development Area. The subject site is in the LDR land use category. The applicant seeks to rezone the subject site from RR-Acre to RLD-60 to join it with a preexisting development.

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 $\frac{1}{4}$ of an acre if either one of centralized potable water or wastewater services are not available.

RLD-60 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. The proposed rezoning is consistent with the following policies of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

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.

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.

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.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for residents. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the Comprehensive Plan and Land Development Regulations.

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

No. The subject property will meet the requirements for the LDR Land Use Category as required by Section 656.332 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

The subject properties are located on Joannes Way within the Kaeleigh's Crossing Subdivision. The proposed rezoning is to correct a Legal Description error from a 2018 Rezoning, and to bring already constructed homes into compliance with the Zoning Code. The surrounding uses, land use categories, and zoning districts are as follows:

Adjacent Properties	Land Use Category	Zoning District	Current Use
North	LDR	RLD-70/RR-Acre	Single-Family Dwelling
East	LDR	RLD-60	Residential Common Area
South	LDR	RLD-60	Single-Family Dwellings
West	LDR	RLD-60	Single-Family Dwellings

SUPPLEMENTARY INFORMATION

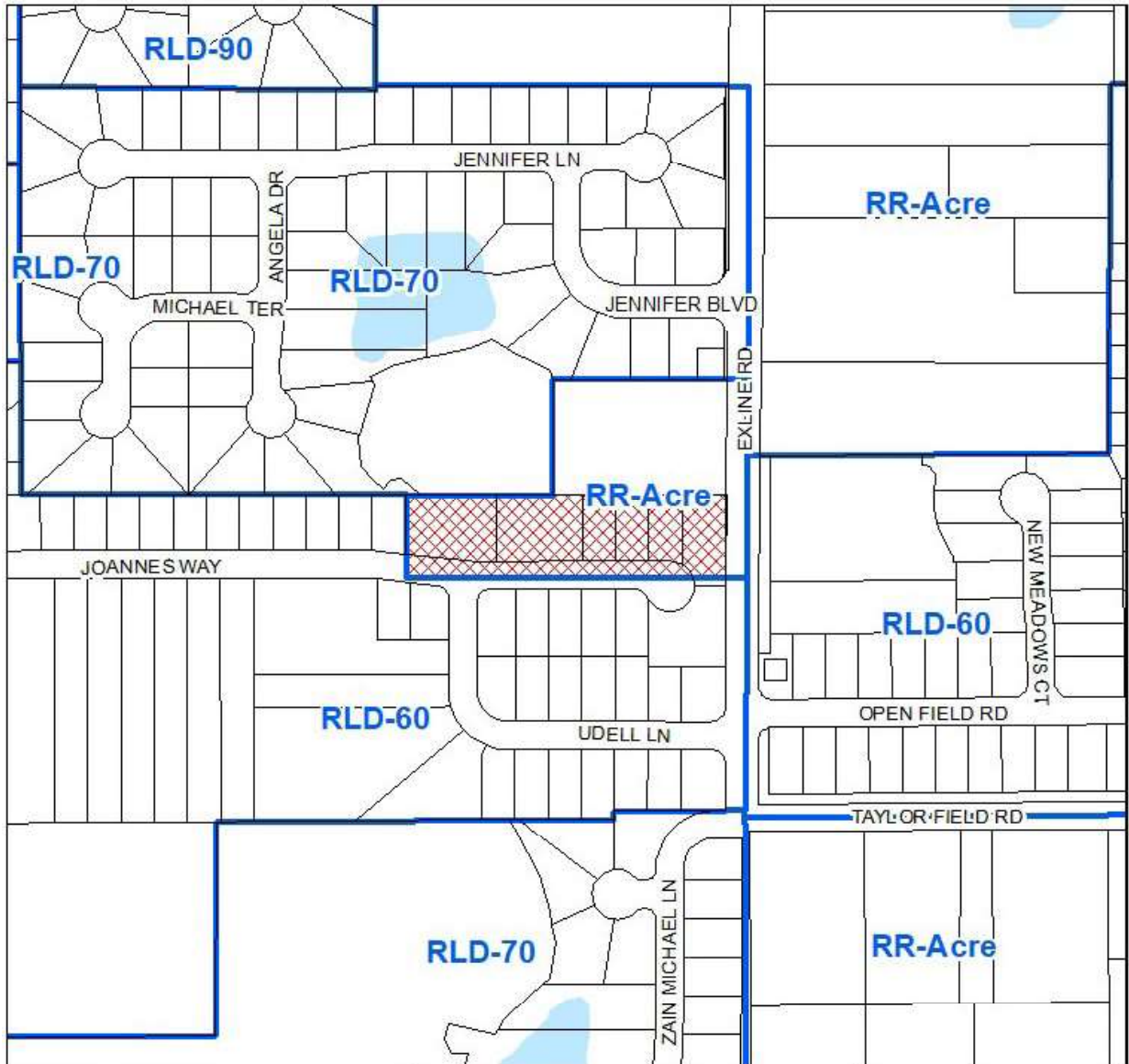
Upon visual inspection of the subject property, the required Notice of Public Hearing signs were posted on **June 13, 2024**.

RECOMMENDATION

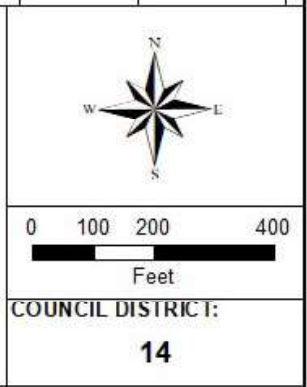
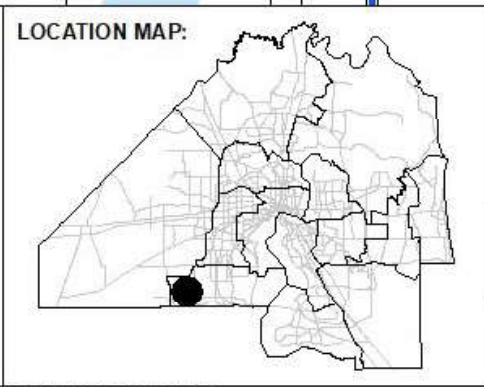
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2024-0416** be **APPROVED**.



Aerial View



REQUEST SOUGHT:
FROM: RR-ACRE
TO: RLD-60



ORDINANCE NUMBER
ORD-2024-0416

TRACKING NUMBER
T-2024-5577

EXHIBIT 2
PAGE 1 OF 1

Legal Map