



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

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.: 2024-409**

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  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT TO**  
**APPLICATION FOR REZONING ORDINANCE 2024-0409**

**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 Ordinance **2024-0409**.

***Location:*** 3653 Newcomb Road

***Real Estate Number:*** 019487-0000

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

***Proposed Zoning District:*** Residential Medium Density-A (RMD-A)

***Current Land Use Category:*** Rural Residential (RR)

***Proposed Land Use Category:*** Medium Density Residential (MDR)

***Planning District:*** District 6 – North

***Council District:*** District 8

***Applicant/Agent:*** Zach Miller, Esq.  
Law Office of Zach Miller  
3203 Old Barn Court  
Ponte Vedra Beach, FL 32082

***Owner:*** Alex Sifakis  
Newcomb Terrace, LLC  
7563 Phillips Highway, Suite 208  
Jacksonville, FL 32218

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2024-0409** seeks to rezone approximately 4.88± acres of land from Residential Rural-Acre (RR-Acre) to Residential Medium Density-A (RMD-A). The request to rezone the property is to develop the properties with 50 townhome units on the vacant, undeveloped land. According to Transportation Planning, the 50 townhomes are expected to generate 360 daily trips, 24 AM peak hour trips, and 28 PM peak hour trips. The property is currently located in the Rural Residential (RR) land use category within the Suburban Area of the

Future Land Use Element of the 2045 Comprehensive Plan. There is a companion Land Use Amendment, 2024-0408 (L-5933-24C). The proposed LUA is for a small-scale land-use amendment from Rural Residential (RR) to Medium Density Residential (MDR).

### **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 4.88-acre subject site is located along the north side of Newcomb Road, a collector road, west of Lem Turner Road, a minor arterial road, and north of Interstate 295, a limited access highway. The site is currently undeveloped.

The applicant seeks to rezone from RR-Acre to RMD-A to allow for a residential subdivision on the property. A companion Future Land Use Map (FLUM) amendment was also filed for this site from RR to MDR (L-5933-24C /Ordinance 2024-408) which is pending concurrently with this application.

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. Development within the category should be compact and connected and should support multi-modal transportation. The maximum gross density is 20 units/acre.

The proposed rezoning to RMD-A is consistent with the proposed MDR land use pursuant to Ordinance 2024-409.

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

This proposed rezoning is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element**

**Goal 1**

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

*The proposed rezoning to RMD-A will continue to ensure a consistent character of the surrounding area, which is dominantly residential.*

**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.

*The subject property is requesting to rezone to RMD-A. As there is an adjacent RMD-A zoning district, which is primarily single-family homes, this location, if approved, would further the character of providing housing for this area of Jacksonville that follow the Comprehensive Plan and Land Development Regulations.*

**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.

**Airport Environment Zone**

The site is located within the 150-foot Height and Hazard Zones for the Jacksonville International Airport. Zoning will limit development to a maximum height of 150 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).

**Evacuation Zone**

The subject site is within Evacuation Zone D. As such, the companion land use application was routed to the City's Emergency Preparedness Division (EPD) for review and comment. EPD was provided with the land use application and the development potential of the proposed land use amendment change. Per EPD's attached memo, it was determined that

the impact of the subject small scale land use amendment on countywide evacuation timing would be minimal. Their complete analysis is provided below.

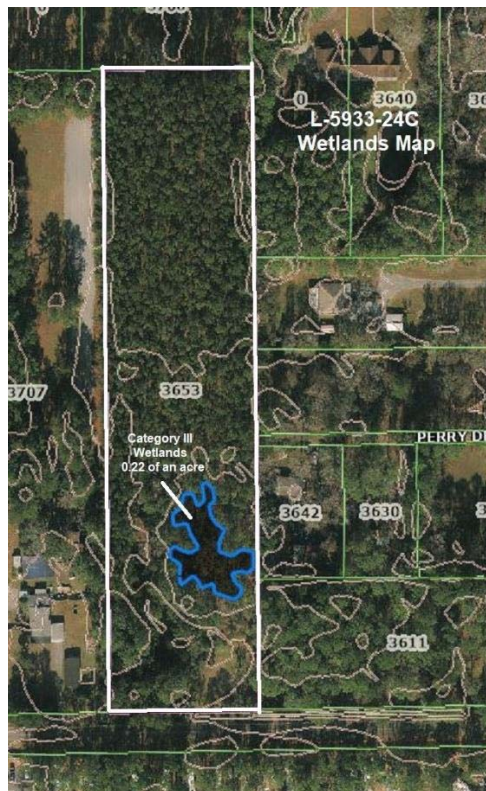
EPD Response:

The proposed property in land use amendment L-5933-24C will be in close proximity to Newcomb Road, indicating sufficient access to I-295 (0.85 road miles) and I-95 (4.55 road miles), primary evacuation routes.

In consideration of the surrounding evacuation zones (Zone D), nearest evacuation routes, and the estimate of 407 additional daily trips the development of the proposed property could create a localized impact to the traffic flow on I-295 and I-95 during an emergency evacuation scenario. The changes proposed through land use amendment application L-5933-24C would have a minimal impact on countywide evacuation clearance time within Duval County. Site design techniques that minimize disruption to existing traffic flow are encouraged. Any development should incorporate appropriate mitigation techniques to reduce flood vulnerability and minimize impacts to the floodplain.

**Wetlands**

Review of City data indicates the potential existence of wetlands on the subject site and as such, a wetlands survey has been provided by the City's GIS analysis that indicates the location, size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.



**Wetlands Map of proposed property**

**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 RMD-A in order to develop the property with townhomes.

**SURROUNDING LAND USE AND ZONING**

The subject site is located on the north side of Newcomb Road, a public road. The north side of Newcomb Road is zoned with a few different zoning districts and a few different land use categories, all being residential. The uses are primarily single-family dwellings. North, east, and west of the subject property are developed with single-family dwellings on mostly one acre of land, while the south and west are being used as an RV campground. With the adjacent RMD-A zoning district to the east, the Planning and Development Department finds that the requested rezoning to RMD-A will be consistent and compatible with the surrounding uses.

The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	RR	RR-Acre	Single Family Dwellings
South	ROS	ROS	Camp Ground
East	RR; MDR	RR-Acre; RMD-A	Single Family Dwellings
West	RR; ROS	RR-Acre; ROS	Single Family Dwellings; Camp Ground

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **June 4, 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 **2024-0409** be **APPROVED**.



**Aerial View**



**View of subject property**

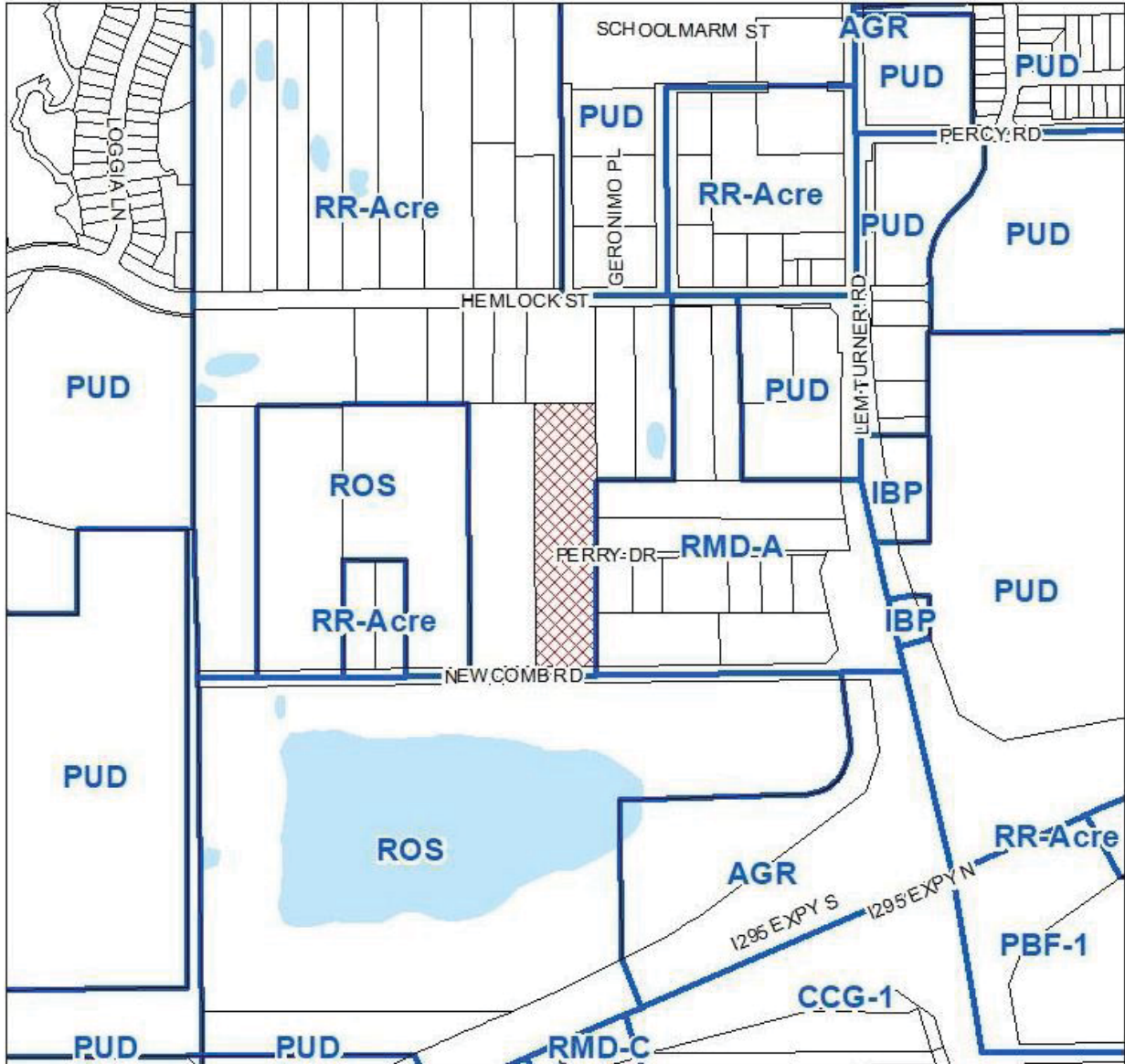


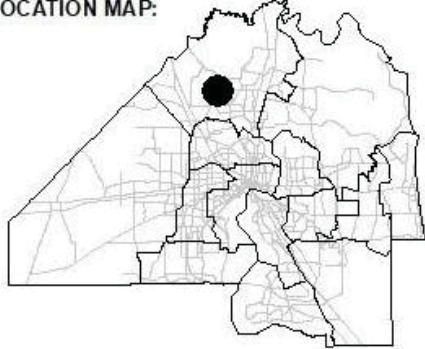
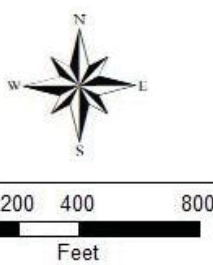


**View of Newcomb Road facing east.**



**View of adjacent campground property across from proposed property on Newcomb Road.**



<p>REQUEST SOUGHT:</p> <p><b>FROM: RR-ACRE</b></p> <p><b>TO: RMD-A</b></p>	<p>LOCATION MAP:</p>  <p>TRACKING NUMBER</p> <p><b>T-2024-5530</b></p>	 <p>COUNCIL DISTRICT:</p> <p><b>8</b></p> <p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>
--	--	---

Legal Map