



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
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Jacksonville, FL 32202
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Jacksonville.gov

January 9, 2024

The Honorable Randy White
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.: 2024-0913**

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**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Charles Garrison	Aye
Julius Harden	Absent
Ali Marar	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, appearing to read "Erin L. Abney". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Erin L. Abney, MPA

Chief, Current Planning Division
Planning & Development Department
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2024-0913

JANUARY 9, 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 **2024-0913**.

Location: 6686 Cisco Gardens Road
The corner of Cisco Gardens Road and Cisco
Gardens Road South

Real Estate Number: 002892-0532

Current Zoning District: Agriculture (AGR)

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

Current Land Use Category: Agriculture (AGR)

Proposed Land Use Category: Rural Residential (RR)

Planning District: District 5 — Northwest

Council District: District 12

Owner: Terry White
11201 Cisco Gardens Road South
Jacksonville, FL 32219

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0913** seeks to rezone 4.5 ± acres of property from Agriculture (AGR) to Residential Rural-Acre (RR-Acre) to allow for the lot to be split into 3 separate lots in order for two of the property owners children can build on the new lots.

There is a Companion Small Scale Land Use Amendment (**2024-0912**) which is seeking to amend the Land Use Category from AGR to RR. The department is also recommending Approval on the companion 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 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 4.5-acre subject property includes a single-family residential home and is located at the northwest corner of Cisco Gardens Road and Cisco Gardens Road South. Both roads are unclassified, local roads. The applicant is proposing a rezoning from AGR to RR-Acre. A companion land use application has been filed to amend the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan from AGR to RR; Ordinance 2024-912 is pending concurrently with this rezoning application. The applicant intends to place more dwelling units on the site.

South of the subject site, across Cisco Gardens Road South, a property of similar size was amended from agriculture to rural residential in 2006. The Westlake Industrial DRI is located approximately ¼-mile southeast of the subject site, along Cisco Drive. The area surrounding the subject site is composed of large single-family residential lots, approximately 2.5 acres in size, designated as AGR. Single-family subdivisions are located approximately 1-mile to the east of the subject site.

The proposed zoning change to RR-Acre is consistent with the proposed RR land use category.

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

Yes. This rezoning does further the Goals, Objectives and Policies of the 2045 Comprehensive Plan, including the following:

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.

Policy 1.2.9 Development within the Rural Development Area is permitted where connections to centralized potable water and/or wastewater are not available subject to the condition that the minimum lot size shall be one (1) acre of unsubmerged property.

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 proposed rezoning does not conflict with any portions of the City's land use regulations. If approved, the subject property will be permitted for residential development within the RR-Acre Zoning District.

SURROUNDING LAND USE AND ZONING

The subject site is located at the corner of Cisco Gardens Road and Cisco Gardens Road South. The properties that surround the subject site are single family dwellings, however the majority zoned as AGR. Staff believes the requested rezoning to RR-Acre furthers the 2045 Comprehensive Plan's goals and purposes to provide more infill development. Nonetheless the surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	AGR	AGR	Single Family Dwellings
South	AGR/RR	AGR/RR-Acre	Single Family Dwellings
East	AGR	AGR	Single Family Dwellings
West	AGR	AGR	Single Family Dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to RR-Acre will be consistent and compatible with the surrounding uses and lot sizes.

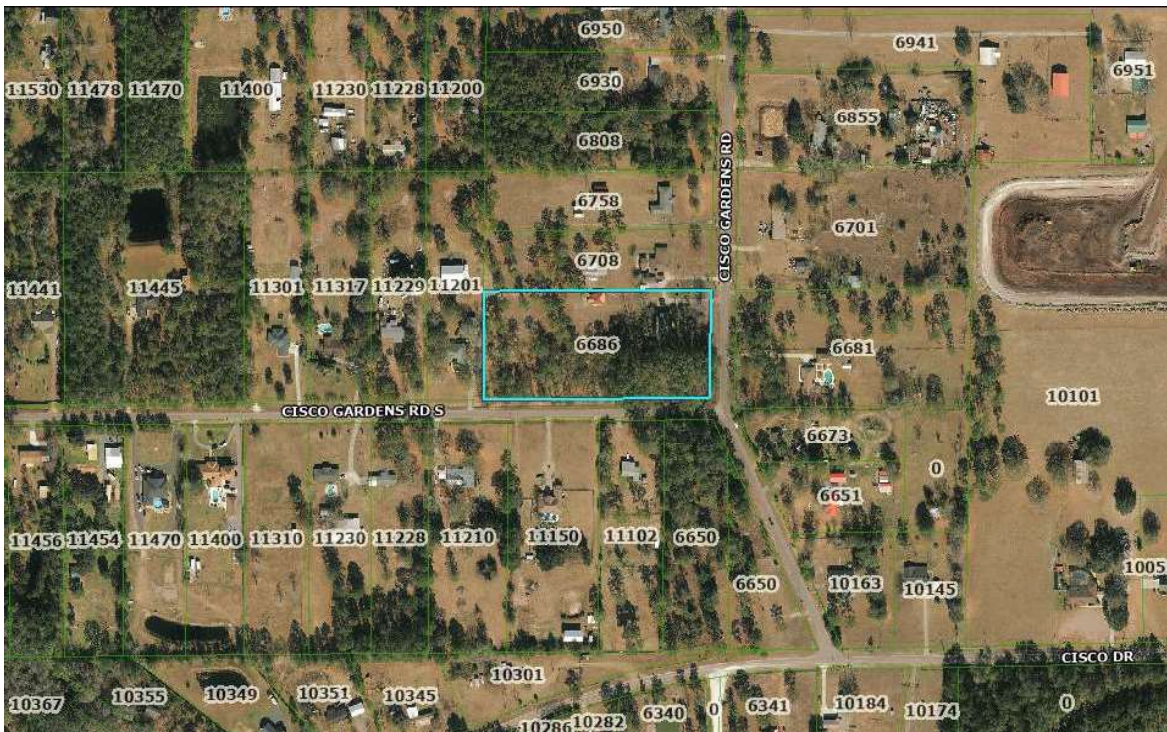
SUPPLEMENTARY INFORMATION

The Planning and Development Staff visited the subject site on December 31, 2024 and the 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 **2024-0913** be **APPROVED**.



Aerial View



View of the Existing House on the Subject Site