



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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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.: 2024-0923**

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", with a stylized, flowing script.

Erin L. Abney, MPA

Chief, Current Planning Division
Planning & Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT TO**APPLICATION FOR REZONING ORDINANCE 2024-0923****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 **2024-0923**.

<i>Location:</i>	5569 118 th Street
<i>Real Estate Number:</i>	103390-0000
<i>Current Zoning District:</i>	Rural Residential-Acre (RR-Acre)
<i>Proposed Zoning District:</i>	Residential Low Density-40 (RLD-40)
<i>Current Land Use Category:</i>	Low Density Residential (LDR)
<i>Planning District:</i>	Southwest, District 4
<i>Council District:</i>	District 14
<i>Applicant/Agent:</i>	Cyndy Trimmer, Esq. Driver. McAfee, Hawthorne and Diebenow, PLLC One Independent Drive, Suite 1200 Jacksonville, FL 32202
<i>Owner:</i>	Jacob Eagerton 5569 118 th Street Jacksonville, FL 32244
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0923** seeks to rezone approximately 17.08± acres of property from Rural Residential-Acre (RR-Acre) to Residential Low Density-40 (RLD-40) to develop the property with a Single-Family subdivision. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) 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.

The subject property is located within the Military Airport Accident Potential Zone-2 (APZ-2) which limits the maximum density to 2 units per acre. Approximately 4.14 acres of the subject

property lay within this zone limiting the maximum number of units to 8 units within the APZ-2 Zone. The application was forwarded to NAS JAX Military Representative for review and staff received the following comments:

The Navy has no objections with the development plan provided by the applicant's agent. The density of the development complies with the APZ-2 guidelines and the parcel is outside Noise Zones 1 and 2 so noise zone restrictions do not apply. This parcel is located inside the Airport Notice Zone, so the applicant must ensure the development complies with the notification process in Part 10, Sec.656.1016. If the development plan is modified from the proposal provided to the Navy by the applicant's agent on 14 October, the Navy requests to review the modified plan

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 Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) 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. The 17.08-acre subject site has frontage along the north side of 118th Street, a collector roadway. The site is in Planning District 4 (Southwest), Council District 14, and is located just inside of the Urban Development Area. Directly across the street is 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-40.

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 Urban 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 ¼ of an acre if either one of centralized potable water or wastewater services are not available. Based on the JEA availability letter submitted with the application, the proposed site appears to have access to public water and sewer services.

RLD-40 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?***

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 subject property is surrounded by Single Family Dwelling dwellings and if approved the property would be developed with single-family dwellings. The proposed development will protect and preserve the character of the surrounding neighborhood by creating lots in character with other lots within the area.

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.

Airport Environment Zone

Height Restriction Zone

The site is located within the 150-foot Height and Hazard Zone for NASJAX (Naval Air Station Jacksonville). 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).

APZ Zone

Approximately 4.1 acres of the site is within the Accident Potential Zone-2 (APZ 2). As such this area is within the Military Influence Zone for NAS JAX. Future Land Use Element Policy 2.6.6 includes limitations for use, development density and intensity, disclosure, and noise attenuation.



Notice Zone

This site is also located in a Military Influence Zone for NASJAX. Military Influence Zones are known as Airport Notice Zones in the Land Development Regulations. They encompass all lands within accident potential zones, the lighting regulation zone (for OLF Whitehouse only), the 60-64.99 DNL noise contour, and the one hundred fifty (150) foot Height and Hazard Zone or inner horizontal and conical surface zones as shown on the Military and Civilian Influence Zones. They apply to NAS Jacksonville, NS Mayport and OLF Whitehouse.

Execution of an Airport Notice Zone Acknowledgement for properties located within these zones is required pursuant to Section 656.1010, Ordinance Code.

Noise Zone

The subject site is located within the 60-64.99 Day-Night Sound Level (DNL) zones for NASJAX. Future Land Use Element Policies 2.6.9 and 2.6.13 include requirements related to density, use and noise level reduction in construction for sites within these noise zones.



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 Characteristics:

Approximate Size: 0.63 of an acre.

General Location(s): The wetlands are located along the western edge of the application site and are a portion of a larger isolated wetland system.



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 RLD-40 in order to permit the development of single-family homes.

SURROUNDING LAND USE AND ZONING

The subject site is located on the northside of 118th Street a two-lane collector roadway. This section of 118th Street from Blanding Blvd and Ortega Farms Street is operating at 24% capacity. The subject property is primarily surrounded by single-family dwellings and to the east is the Ortega Village Mobile Home Park. Properties to the immediate south across 118th Street were just rezoned from RR-Acre to RLD-40 through conventional rezoning Ord.#2024-0830. The parcel is located 0.6 miles east of Blanding Blvd which transitions from heavy commercial along Blanding to residential with a mix of housing types, which includes townhome development Pine Ridge. Additionally, there are pockets of parcels zoned RLD-60, 80 and 90 which create a variety of lot sizes within the surrounding area. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RLD-60	Single Family Dwellings
South	LDR	RLD-40	Single Family Dwellings
East	MDR	RMD-MH	Mobile Home Park
West	LDR	RR-Acre	Single Family Dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-40 will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

The Applicant provided photo evidence of the required Notice of Public Hearing signs to the Planning and Development Department on **December 20, 2024**.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0923** be **APPROVED**.



Aerial View

Source: JaxGIS Map



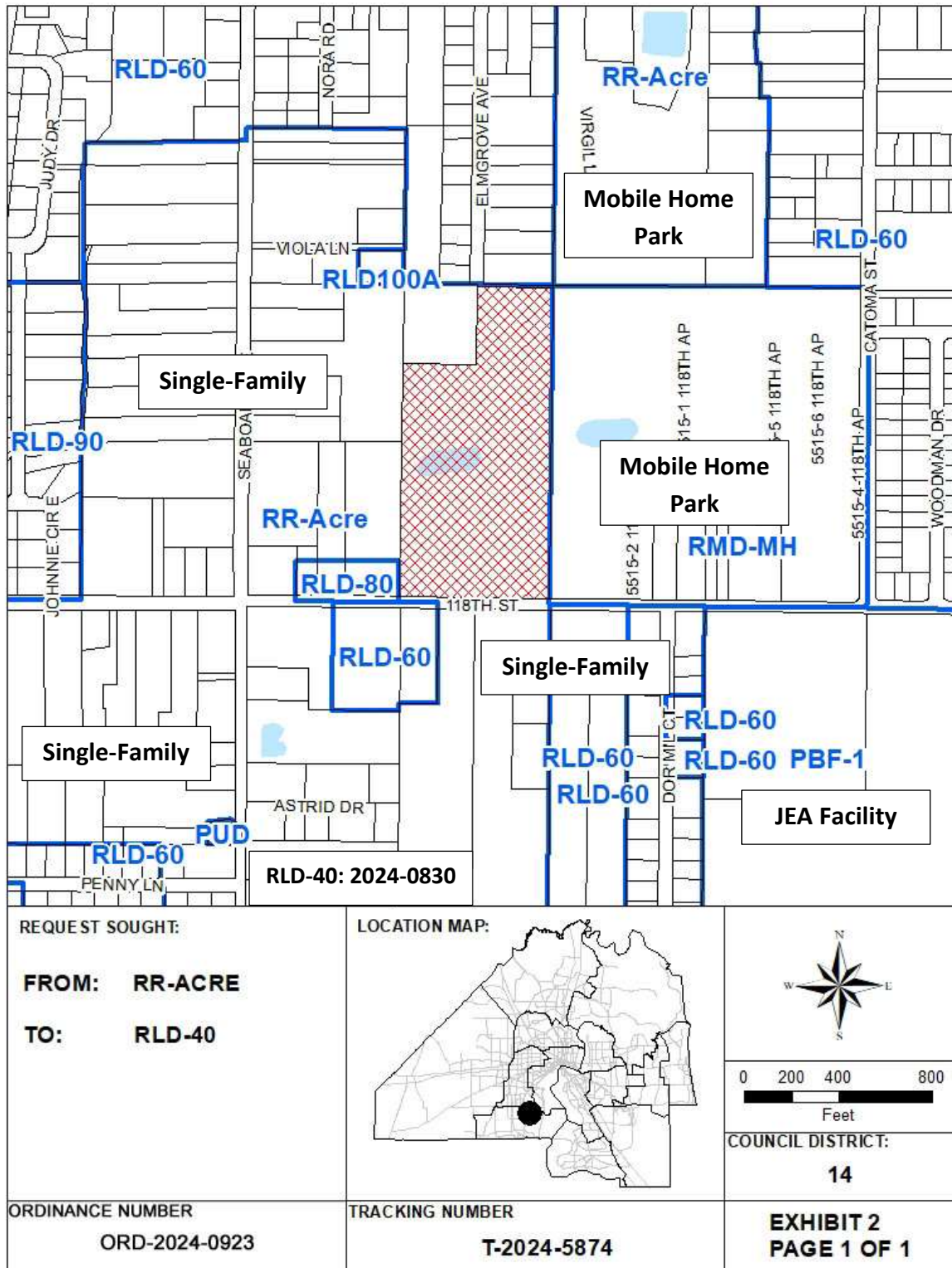
View of Subject Property

Source: GoogleMaps



View of Mobile Home Park to the East

Source: GoogleMaps



Legal Map
Source: JaxGIS Map