

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

August 5, 2021

The Honorable Samuel Newby, President  
The Honorable Rory Diamond, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report  
Ordinance No.: 2021-368**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan 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**

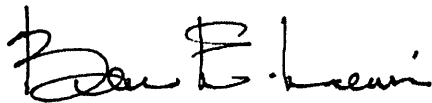
Planning Commission Recommendation: **Approve**

Planning Commission Vote: 6-0

Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black 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 OF****APPLICATION FOR REZONING ORDINANCE 2021-0368****AUGUST 5, 2021**

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 **2021-0368**.

***Location:*** 1484 Monticello Road

***Real Estate Number:*** 145642-0000

***Current Zoning District:*** Residential Low Density-60 (RLD-60)

***Proposed Zoning District:*** Commercial Residential Office (CRO)

***Current Land Use Category:*** Low Density Residential (LDR)

***Proposed Land Use Category:*** Residential Professional Institutional (RPI)

***Planning District:*** Southeast, District 3

***Applicant/ Agent:*** William Michaelis, Esq.  
Rogers Towers, P.A.  
1301 Riverplace Blvd, Suite 1500  
Jacksonville, FL 32207

***Owner:*** Map Ventures, LLC  
1484 Monticello Road  
Jacksonville, FL 32207

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2021-0368** seeks to rezone approximately 0.46± acres of a property from Residential Low Density-60 (RLD-60) to Commercial Residential Office (CRO) in order to utilize the existing office use for additional parking onsite. 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 2030 Comprehensive Plan.

There is a companion Land Use Amendment, **2021-0367 (L-5551-21C)**. The proposed LUA is for Low Density Residential (LDR) to Residential Professional Institutional (RPI).

### **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 2030 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 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5551-21C (Ordinance 2021-0367) that seeks to amend the portion of the site that is within the Low Density Residential (LDR) land use category to Residential Professional Institutional (RPI). Staff is recommending that Application for Land Use Amendment be approved.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

***2. Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. RPI in the Urban Development Area is intended to provide compact medium density development. Development which includes medium density residential and professional office uses is preferred. Limited commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce then number of Vehicles Miles Traveled.

Plan amendment requests for new RPI 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.

The proposed zoning change to CRO is consistent with the proposed land use category change to RPI.

### **Future Land Use Element**

#### **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.

*The property is split zoned between RLD-60 and CRO and is currently operating as office space and if approved would allow the property to expand the onsite parking for employees/customers. The CRO zoning district is a transitional zoning district between commercial and residential uses. This property acts as a transition between commercial properties to the south and residential to the north and approval of the rezoning request would allow for the continuation of a well-balanced of residential and non-residential uses. Therefore the proposed rezoning will be in compliance with Goal 3.*

### **Airport Environment Zone**

The site is located within the 500-foot Height and Hazard Zone for the Jacksonville Naval Air Station. Zoning will limit development to a maximum height of less than 500 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).

#### **Objective 2.5**

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

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 to CRO in order to utilize the existing office use for additional parking onsite.

**SURROUNDING LAND USE AND ZONING**

The property is located on the north side of Atlantic Boulevard, a major arterial road, and between Holmesdale Road and Monticello Road, both local roads. The site is currently in the LDR land use category and within the Urban Development Area. The subject property is split zoned between Commercial Residential Office (CRO) and Residential Low Density-60 (RLD-60) and the rezoning request is to bring the entire property under the same zoning district. North of the subject property is zoned Residential Low Density-60 developed with single family dwellings. The Atlantic Boulevard and Beach Boulevard intersection is a commercial corridor that is primarily zoned CCG-1 with uses ranging from office space, medical office, and retail stores. The subject property rezoning to CRO will act as a transitional zoning district with single family dwellings to the north and the commercial uses to the south.

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>	LDR	RLD-60	Daycare
<b>South</b>	CGC	CCG-1	Medical Office
<b>East</b>	CGC	CCG-1	Single Family Dwelling
<b>West</b>	RPI	CRO	Multi-Family Dwelling

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







**View of Subject Property**

**Source: Planning & Development Department 07/20/2021**



**View of Subject Property**

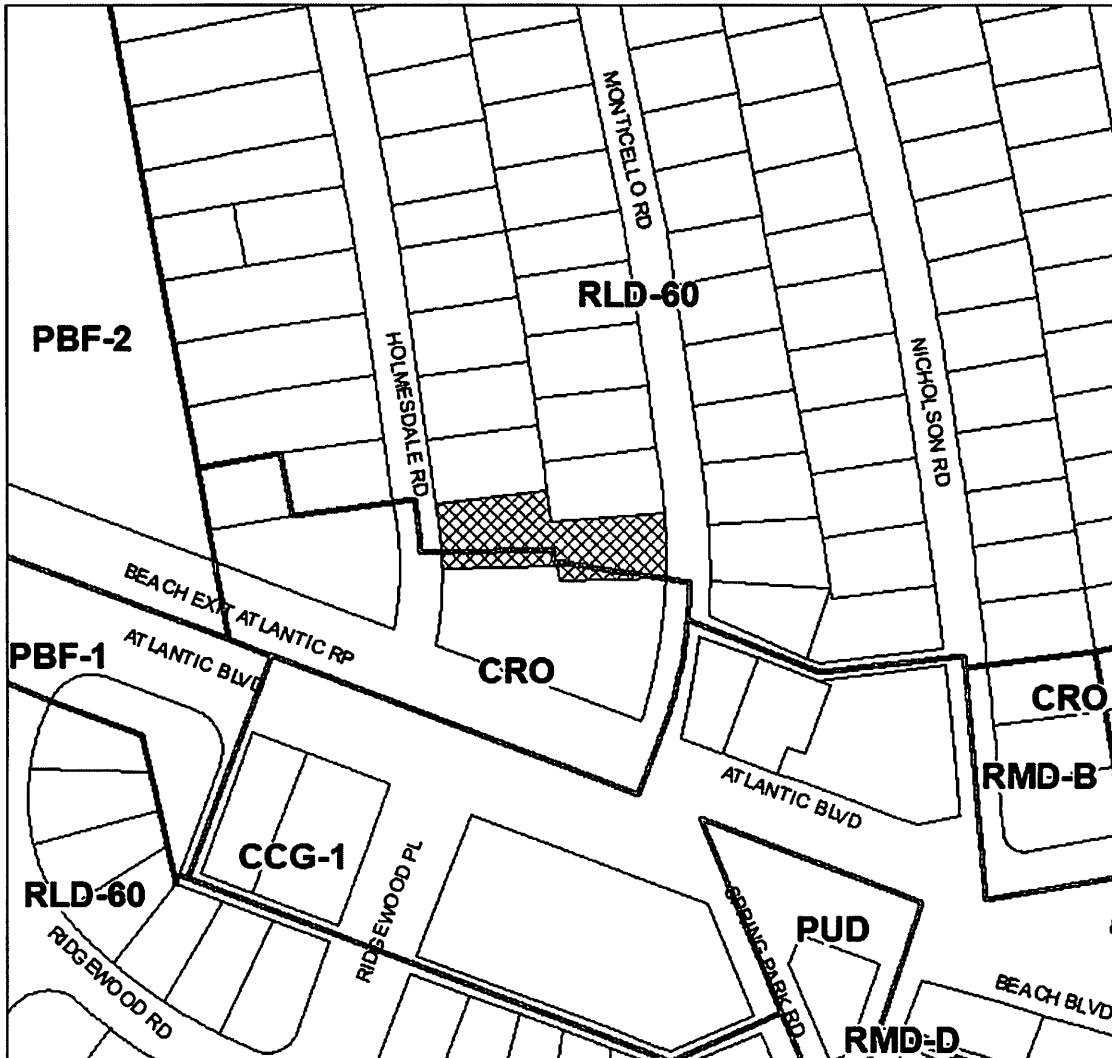
**Source: Planning & Development Department 07/20/2021**

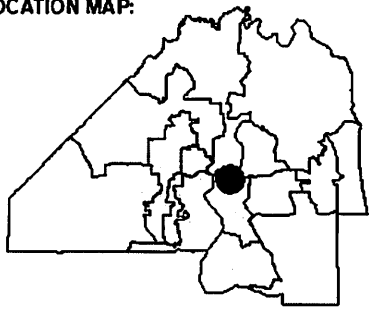
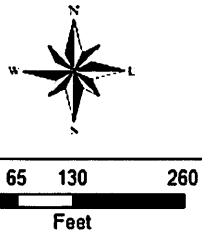




**View of Subject Property**

**Source: Planning & Development Department 07/20/2021**



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM: RLD-60</b></p> <p><b>TO: CRO</b></p>	<p><b>LOCATION MAP:</b></p> 	 <p><b>COUNCIL DISTRICT:</b></p> <p><b>5</b></p>
<p><b>ORDINANCE NUMBER</b></p> <p><b>ORD-2021-0368</b></p>	<p><b>TRACKING NUMBER</b></p> <p><b>T-2021-3498</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

**Legal Map**  
 Source: JaxGIS Map

### Application For Rezoning To Conventional Zoning District

#### Planning and Development Department Info

**Ordinance #** 2021-0368 **Staff Sign-Off/Date** ELA / 06/22/2021  
**Filing Date** 06/22/2021 **Number of Signs to Post** 3  
**Hearing Dates:**  
**1st City Council** 08/10/2021 **Planning Commission** 08/05/2021  
**Land Use & Zoning** 08/17/2021 **2nd City Council** 08/24/2021  
**Neighborhood Association** ST NICHOLAS BUSINESS ASSOCIATION, ST NICHOLAS AREA PRESERVATION SOCIETY  
**Neighborhood Action Plan/Corridor Study** N/A

#### Application Info

**Tracking #** 3498 **Application Status** FILED COMPLETE  
**Date Started** 04/22/2021 **Date Submitted** 04/22/2021

#### General Information On Applicant

**Last Name** MICHAELIS **First Name** WILLIAM **Middle Name** JEFFREY  
**Company Name**  
 ROGERS TOWERS, P.A.  
**Mailing Address**  
 1301 RIVERPLACE BLVD., SUITE 1500  
**City** JACKSONVILLE **State** FL **Zip Code** 32207  
**Phone** 9043465914 **Fax** 9043460663 **Email** WMICHAELIS@RTLAW.COM

#### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** SEE **First Name** BELOW **Middle Name**  
**Company/Trust Name**  
 MAP VENTURES, LLC  
**Mailing Address**  
 1484 MONTICELLO ROAD  
**City** JACKSONVILLE **State** FL **Zip Code** 32207  
**Phone** **Fax** **Email**

#### Property Information

**Previous Zoning Application Filed For Site?**  
**If Yes, State Application No(s)**

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 145642 0000	5	3	RLD-60	CRO

Ensure that RE# is a 10 digit number with a space (##### #)

**Existing Land Use Category**



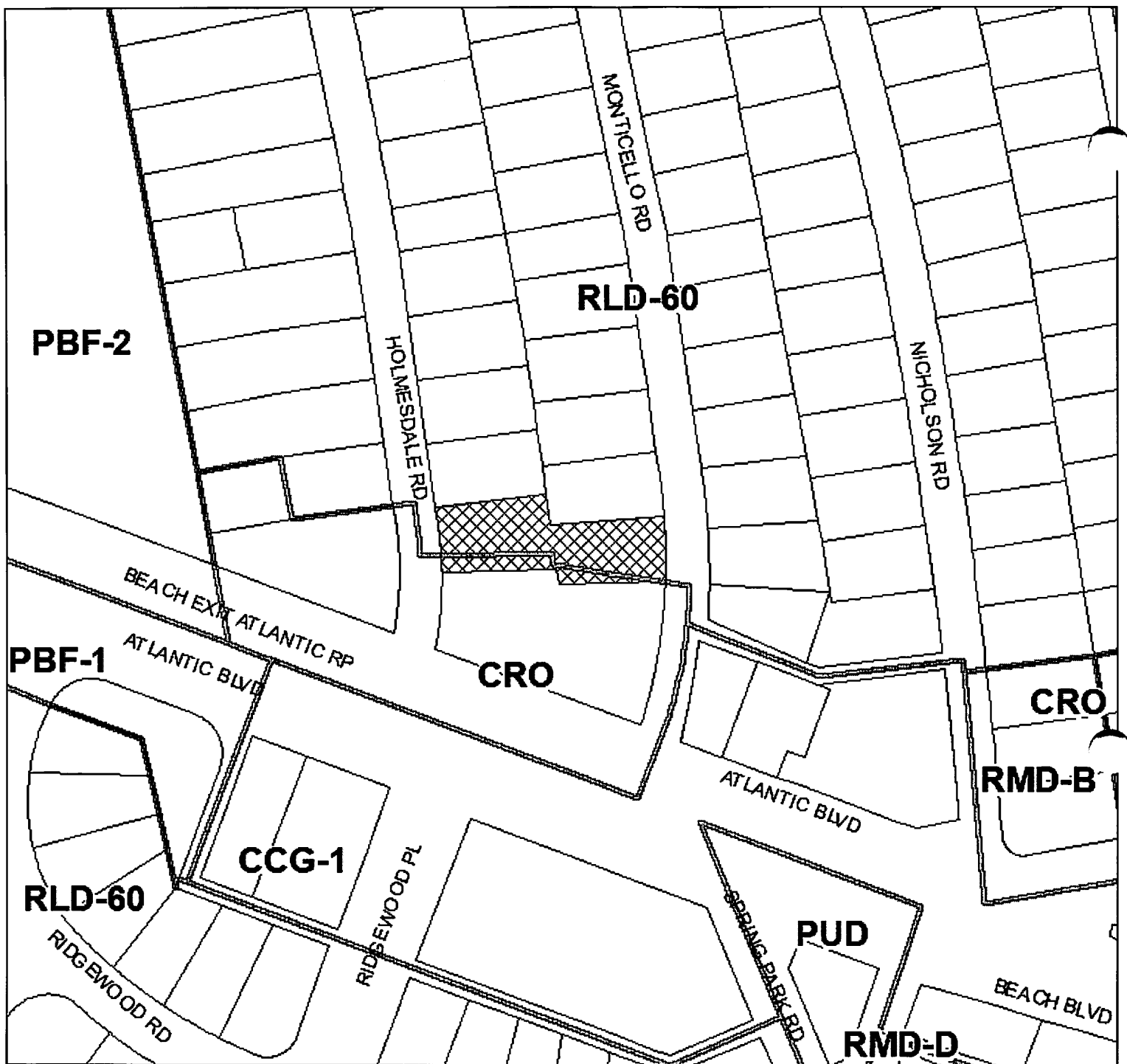
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

#### **Filing Fee Information**

- 1) Rezoning Application's General Base Fee:       \$2,000.00**
- 2) Plus Cost Per Acre or Portion Thereof**  
      **0.46 Acres @ \$10.00 /acre: \$10.00**
- 3) Plus Notification Costs Per Addressee**  
      **37 Notifications @ \$7.00 /each: \$259.00**
- 4) Total Rezoning Application Cost: \$2,269.00**

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

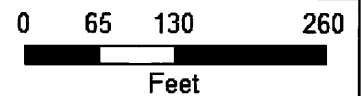
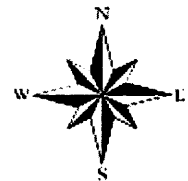
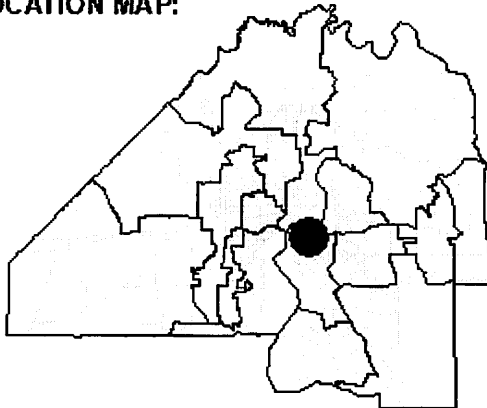


**REQUEST SOUGHT:**

**FROM: RLD-60**

**TO: CRO**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**5**

**TRACKING NUMBER**

**T-2021-3498**

**EXHIBIT 2  
PAGE 1 OF 1**

## Legal Description

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LOTS 3 AND 27, BLOCK 6, ST. NICHOLAS PARK, UNIT TWO, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 33 AND 33A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.