



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

December 5, 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.: 2024-865**

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 three speakers in opposition whose concerns were drainage from the development and tall buildings overlooking the single family. There was little discussion among the Commissioners.

Planning Commission Vote: **7-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Absent
Charles Garrison	Aye
Julius Harden	Aye

Ali Marar

Aye

Jack Meeks

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 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 2024-0865

DECEMBER 5, 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 **2024-0865**.

Location: 0, 1465, & 1515 North Old Middleburg Road and 0 Chickasaw Avenue

Real Estate Number: 011657 0000; 011648 0000; 011649 0000; 011650 0010; 011659 0010

Current Zoning District: Residential Medium Density-B (RMD-B)

Proposed Zoning District: Residential Medium Density-D (RMD-D)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Southwest, District 4

Council District: District 9

Applicant: Curtis Hart
Hart Resources LLC
8051 Tara Lane
Jacksonville, FL 32216

Owner: Donald Ray Taylor (Life Estate)
1465 Old Middleburg Road
Jacksonville, FL 32210

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0865** seeks to rezone approximately 10.15± acres of property from Residential Medium Density-B (RMD-B) to Residential Medium Density-D (RMD-D). The applicant is seeking the rezoning to develop the property with 203 townhome units.

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 Medium Density Residential (MDR) 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. MDR land use in the Urban Priority Development Area is intended to provide compact medium to high-density mixed-use development. 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. Principal uses include multi-family dwellings. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 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 2045 Comprehensive Plan?*

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

Future Land Use Element

Policy 1.1.10

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

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.

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 Planning and Development Department, the subject property will be rezoned from RMD-B to RMD-D to develop 203 multi-family dwellings.

SURROUNDING LAND USE AND ZONING

The subject site is located on Old Middleburg Road North, between Lenox Avenue and Memorial Park Road. Much of the surrounding properties are developed with single-family dwellings. The property to the west is the Graverly Hill Cemetery and Hardage-Giddens, Riverside Memorial Park and Funeral Home. Approval of the rezoning request to RMD-D would allow for a greater variety of housing type in the area. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	RMD-B	Single-family dwellings
South	LDR	RMD-B	Single-family dwellings
East	MDR	RMD-B	Single-family dwellings
West	PBF	PBF-2	Graverly Hill Cemetery/Hardage-Giddens, Riverside Memorial Park & Funeral Home

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

SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on **November 26, 2024** to the Planning and Development Department, that 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 **2024-0865** be **APPROVED**.



Source: Planning & Development, 11/26/2024

Aerial view of the subject property, facing north.



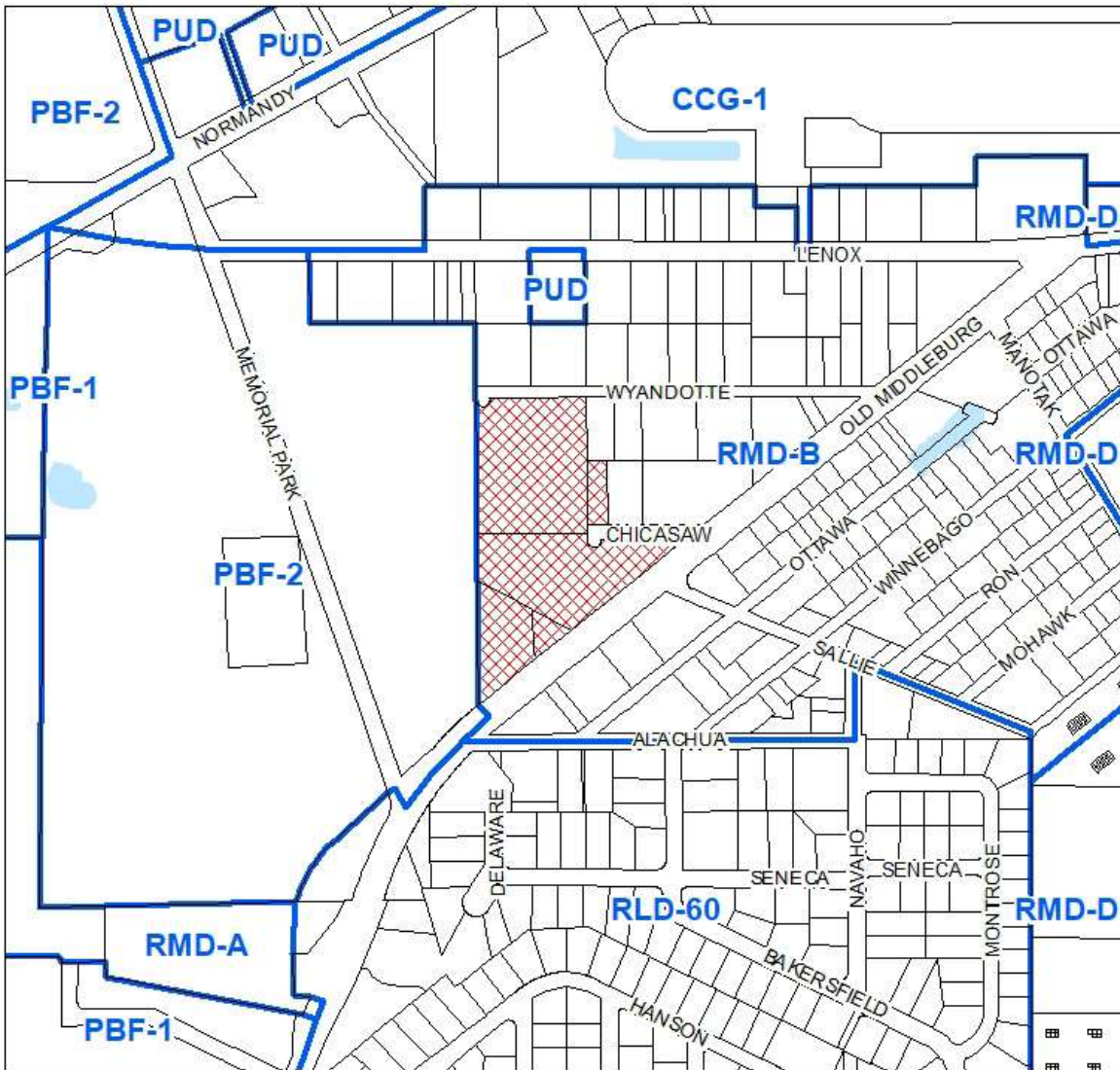
Source: Planning & Development, 11/26/2024

View of the subject property from Old Middleburg Road North.



Source: Planning & Development, 11/26/2024

View of the subject property from Old Middleburg Road North.



<p>REQUEST SOUGHT:</p> <p>FROM: RMD-B</p> <p>TO: RMD-D</p>	<p>LOCATION MAP:</p>	<p>0 200 400 800 Feet</p>
<p>ORD 2022-0901</p> <p>ORD-2024-0865</p>	<p>TRACKING NUMBER</p> <p>T-2024-5879</p>	<p>COUNCIL DISTRICT:</p> <p>9</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>