

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 18, 2022

The Honorable Terrance Freeman, 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.: 2022-542**

Dear Honorable Council President Freeman, 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**

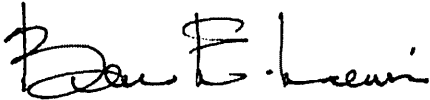
Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	7-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	Aye
Jason Porter	Aye

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

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Lewis". The signature is fluid and cursive, with the first name "Bruce" being the most prominent.

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 FOR**APPLICATION FOR REZONING ORDINANCE 2022-0542****AUGUST 18, 2022**

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 **2022-0542**.

Location: 9216 1st Avenue

Real Estate Number: 036499-0000

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

Proposed Zoning District: Commercial, Residential and Office (CRO)

Current Land Use Category: Low Density Residential (LDR)

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

Planning District: Northwest, District 5

Applicant/Owner: City of Jacksonville
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2022-0542** seeks to rezone approximately 0.23± acres of vacant property from Residential Low Density-60 (RLD-60) to Commercial, Residential Office (CRO). The request is to permit a community medical clinic. The site currently includes a vacant structure that was first utilized by the Department of Health. The structure has been vacant for many years. The property is currently located in the Low Density Residential (LDR) land use category within the Urban Development Area of the Future Land Use Element of the 2030 Comprehensive Plan. There is a companion Land Use Amendment, **2022-0541 (L-5729-22C)**. 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 **2022-0541 (L-5729-22C)** 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 mostly low to medium density residential, with a maximum gross density of 30 units/acre, and professional office use. Generally, multi-family dwellings, office, institutional, commercial retail sales and service establishments are permitted in appropriate locations. Plan amendment requests for RPI 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. In the RPI land use category, single use developments are limited to residential or office uses.

Future Land Use Element

Objective 1.1

Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and

discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 3.2.4

The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

Objective 6.3

The City shall accommodate growth in Jacksonville by encouraging and facilitating new 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.

The proposed rezoning at the subject site would directly address the projected growth for the surrounding area by providing for a greater variety of public facility options for local citizens.

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 RLD-60 to CRO allowing for the development of a community medical clinic on 0.23 acres.

SURROUNDING LAND USE AND ZONING

The subject site is located at 9216 1st Avenue between Belvedere Street, a local roadway, and Soutel Drive, a minor arterial roadway. The surrounding area is zoned for residential living, primarily with lot sizes of 60+ foot wide lots. To the east are residential and commercial properties zoned Commercial Community/General-2 (CCG-2). This request for rezoning to CRO would not create a lot out of character for 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-60	Single Family Dwellings

East	CGC	CCG-2	Single Family Dwellings; Commercial Uses
West	LDR	RLD-60	Single Family Dwellings

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.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **July 28, 2022** 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 **2022-0542** be **APPROVED**.



Aerial View

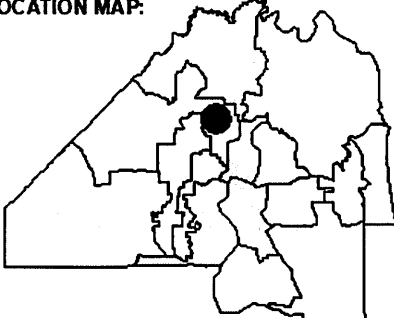
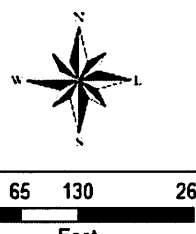
Source: Planning & Development Department 07/28/2022



View of Subject Property

Source: Planning & Development Department 07/25/2022



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: CRO</p>	<p>LOCATION MAP:</p>  <p>TRACKING NUMBER</p> <p>T-2022-4320</p>	 <p>COUNCIL DISTRICT:</p> <p>8</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>
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Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2022-0542 **Staff Sign-Off/Date** BMF / 06/16/2022
Filing Date 06/16/2022 **Number of Signs to Post** 1
Hearing Dates:
1st City Council 08/24/2022 **Planning Commission** 08/18/2022
Land Use & Zoning 09/07/2022 **2nd City Council** 09/13/2022
Neighborhood Association TROUT RIVER JAX, RIVERVIEW NEIGHBORHOOD ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 4320 **Application Status** FILED COMPLETE
Date Started 06/06/2022 **Date Submitted** 06/06/2022

General Information On Applicant

Last Name JACKSONVILLE **First Name** CITY OF **Middle Name**
Company Name
CITY OF JACKSONVILLE
Mailing Address
214 NORTH HOGAN STREET, SUITE 300
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9042557800 **Fax** **Email** COMMUNITYPLANNING@COJ.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name JACKSONVILLE **First Name** CITY OF **Middle Name**
Company/Trust Name
CITY OF JACKSONVILLE
Mailing Address
214 NORTH HOGAN STREET, SUITE 300
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9042557800 **Fax** **Email** CURRENTPLANNING@COJ.NET

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	036499 0000	8	5	RLD-60	CRO

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

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

5729

Total Land Area (Nearest 1/100th of an Acre) 0.23

Justification For Rezoning Application

COJ IS SELLING PARCEL FOR A COMMUNITY MEDICAL CLINIC.

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
9216	1ST AVE	

Between Streets

BELVEDERE STREET and SOUTEL DRIVE

Required Attachments For Formal, Complete application

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A** Property Ownership Affidavit - Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

One copy of the Deeds to indicate proof of property ownership.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

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

0.23 Acres @ \$10.00 /acre: \$10.00

3) Plus Notification Costs Per Addressee

48 Notifications @ \$7.00 /each: \$336.00

4) Total Rezoning Application Cost: \$2,346.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

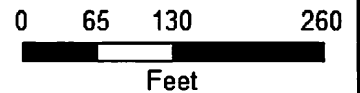
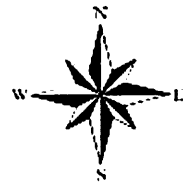
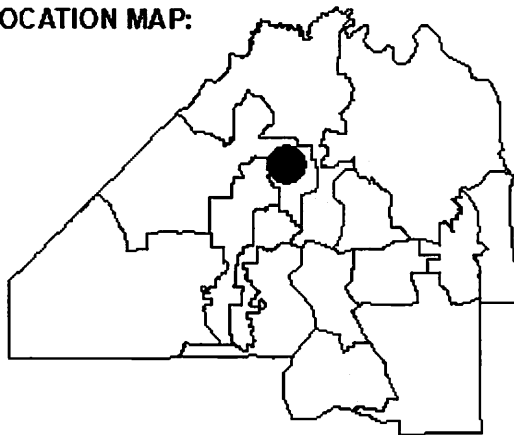


REQUEST SOUGHT:

FROM: RLD-60

TO: CRO

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2022-4320

**EXHIBIT 2
PAGE 1 OF 1**

ORDINANCE _____

Legal Description

RE#: 036499-0000 Lots 19 and 20, Block 52, of Rio Vista, a subdivision as recorded in Plat Book 10, Page 25, together with Lot 15, Block 52, of Riverview, a subdivision as recorded in Plat Book 4, Page 38, all recorded in the Current Public Records of Duval County, Florida

June 5, 2022