

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

May 18, 2023

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.: 2023-263**

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
Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Jordan Elsbury	Aye
David Hacker	Aye
Morgan Roberts	Aye

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
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 2023-0263

May 5, 2023

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 **2023-0263**.

Location: 3255 Plymouth Street
Between Day Avenue and Owen Avenue

Real Estate Numbers: 061416-0000

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

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

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Northwest, District 5

Applicant/Agent: Michael C Hartley
Rafael Inc.
9365 Philips Highway
Jacksonville, Florida 32256

Owner: Blerim Qarri
8 Point Vedra Court, Unit A
Ponte Vedra Beach, Florida 32082

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2023-0263** seeks to rezone 0.24± acres from Residential Low Density-60 (RLD-60) to Residential Medium Density-D (RMD-D) for the purpose of developing the property with a multifamily structure with 4 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 applicant seeks to rezone the property to permit development of a multifamily structure on Plymouth Street. The property is an undeveloped parcel surrounded by existing residential uses between Day Avenue and Owen Avenue. Single-family dwellings and multifamily structures are the predominant land uses surrounding the property. The site is located within the Urban Development Area of the Northwest Planning District and has access to full urban services, including mass transit.

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. The proposed rezoning to RMD-D promotes a pattern of single family and multifamily uses with the surrounding area and future development.

Future Land Use Element

Policy 1.2.8

Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

The proposed development will be required to connect to JEA utilities for central water and sewer to achieve the minimum lot sizes in the zoning district. Otherwise, the lots will have to comply with standard set forth in the *2045 Comprehensive Plan*.

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 the 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.

By rezoning this property from RLD-60 to RMD-D, this would allow for more residential properties to be developed keeping with the residential character of the neighborhood intact.

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, the subject property will be rezoned from RLD-60 to RMD-D Zoning District as set forth in Section 656.313 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

The subject property is located on the north side of Plymouth Street, east of Owen Avenue. The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR, MDR	RLD-60, RMD-B	Single Family Dwellings/Multifamily dwellings
East	LI, MDR, RPI	IL, RMD-B, PUD	Night Club, Single Family Dwellings, Convenience Store, Group Care
South	LI, LDR	PBF-1, IL RLD-60	Railroad, Single Family Dwellings
West	LDR, CGC, MDR	RLD-60, PUD, RMD-B/D	Shopping Center, Single Family/Multifamily Dwellings

SUPPLEMENTARY INFORMATION

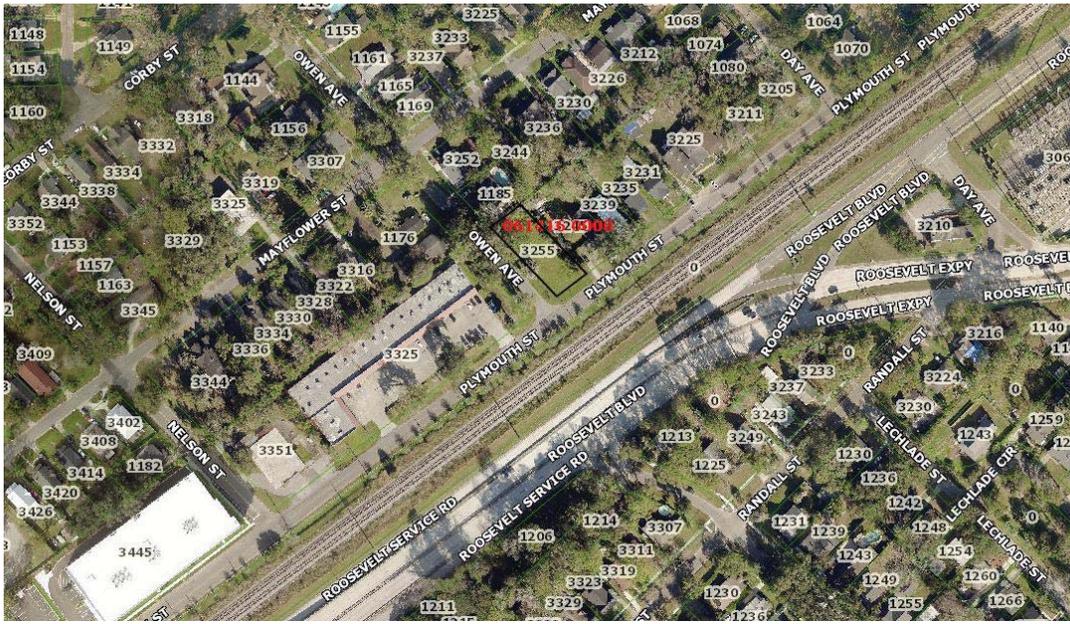
The required Notice of Public Hearing signs **were posted** on the subject property on May 2nd, 2023.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2023-0263** be **APPROVED**.

Aerial Photo



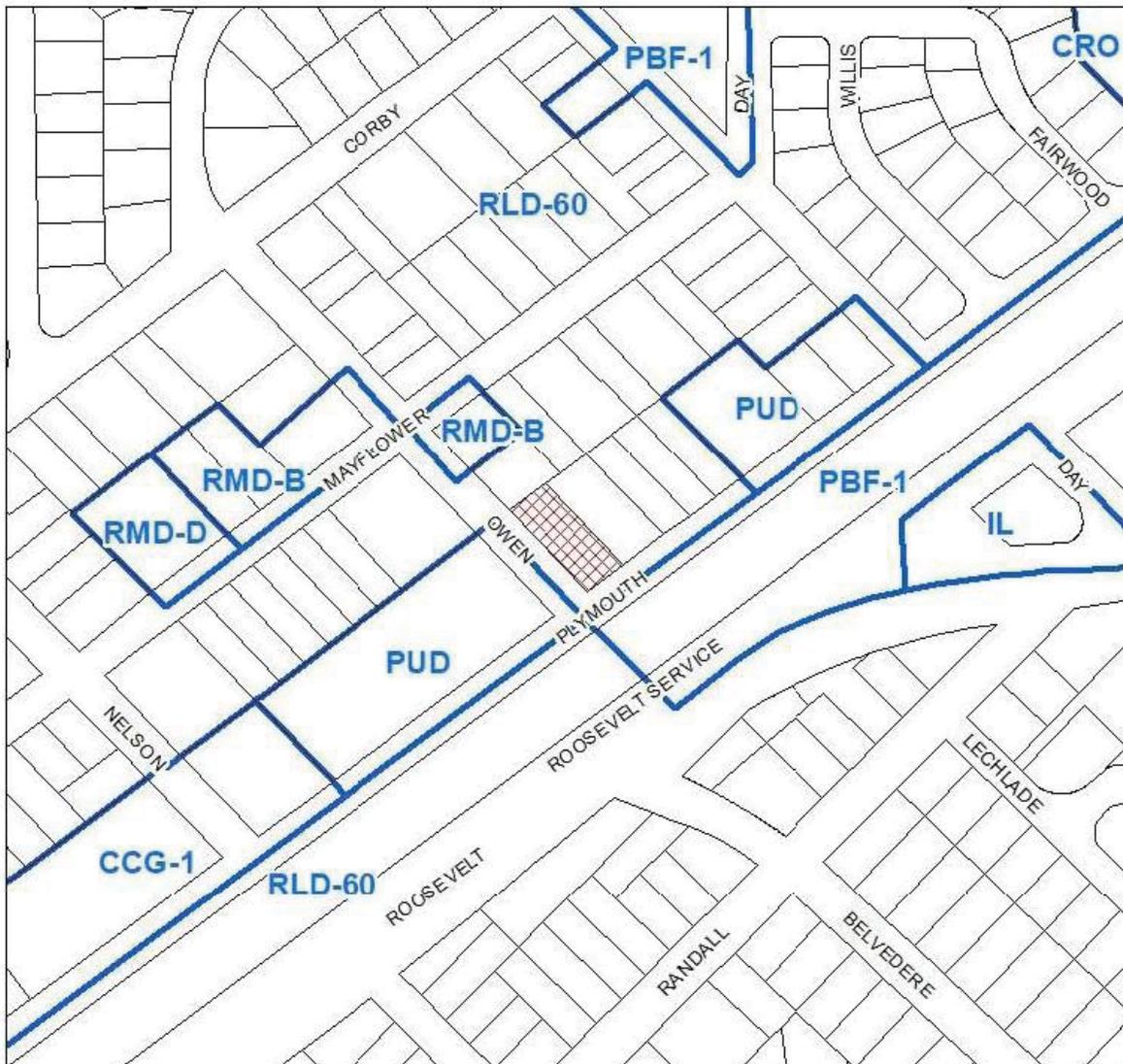
Source: JaxGIS Date: May 2, 2023

View of the Subject Site



Source: Planning and Development Department Date: May 2, 2023

Legal Map

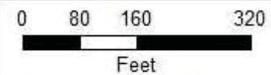
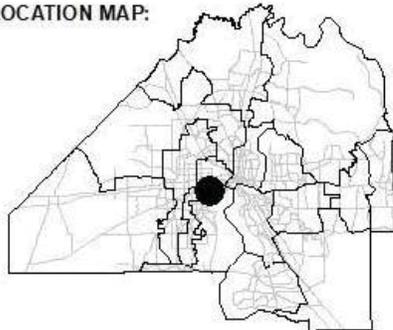


REQUEST SOUGHT:

FROM: RLD-60

TO: RMD-D

LOCATION MAP:



COUNCIL DISTRICT:

14

TRACKING NUMBER

T-2023-4806

**EXHIBIT 2
PAGE 1 OF 1**