

City of Jacksonville, Florida

Donna Deegan, Mayor

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

August 17, 2023

The Honorable Ronald B. Salem, Pharm. D., 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.: 2023-428**

Dear Honorable Council President Salem, 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**

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

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

Planning Commission Vote: 5-0

Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Absent
Marshall Adkison	Absent
Daniel Blanchard	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
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2023-0428

AUGUST 17, 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 **2023-0428**.

Location: 0 Perdue Road
Between Airport Center Drive and Duval Station
Road

Real Estate Numbers: 106618-0014

Current Zoning District: Planned Unit Development (PUD 2010-487)

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

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

Planning District: 6 - North

Applicant/Agent: Jimmy Higginbotham
43131 Thomas Creek Road
Callahan, Florida 32011

Owner: Christopher Mathis
11033 Lydia Estates Drive W
Jacksonville, Florida. 32218

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2023-00428** seeks to rezone 0.71 acres of the subject property from Planned Unit Development (PUD) to the Residential Medium Density-D (RMD-D) Zoning District. The subject parcel is currently vacant and was rezoned in the past to a PUD (2010-0487) to allow for general office uses. The applicant states that the rezoning is being sought in order to allow for a mobile home to be allowed on the subject site. Prior to the PUD Rezoning the subject site was under the RLD-100A Zoning District.

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 subject 0.71 of an acre site is located at 0 Perdue Road between Airport Center Drive East and Duval Station Road. According to the City's Functional Highways Classification Map Perdue Road is unclassified. The site is also located in the Residential-Professional-Institutional (RPI) land use category, Planning District 6, Council District 8, and in the Suburban Development Area. The applicant seeks to rezone the property from RLD-60 to RMD-D. RPI in the Suburban Area is intended to provide low to medium density residential development. Development which includes medium density residential and professional office uses is preferred. Limited neighborhood commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled.

The proposed zoning change from PUD to RMD-D to allow a single-family unit is consistent with the allowable permitted uses of the RPI land use category in the Suburban Development Area.

2. Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

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

- Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
- 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.

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 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.

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.

SURROUNDING LAND USE AND ZONING

The surrounding uses, land use category and zoning are as follows:

Adjacent Properties	Land Use Category	Zoning District	Current Use
North	LDR	RLD-100A	Single Family Home
East	RPI	PUD	Single Family Dwelling
South	LDR	RLD-120	Vacant Residential
West	LDR	RLD-60	Church

The proposed rezoning to RMD-D will be consistent and compatible with the adjacent properties established in the vicinity.

SUPPLEMENTARY INFORMATION

Upon conformation from the applicant via affidavit on August 9, 2023, 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 **2023-0428** be **APPROVED**.



Aerial View



View of the Subject Site



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: RMD-D</p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT: 7</p>
<p>ORDINANCE NUMBER ORD-2023-0428</p>	<p>TRACKING NUMBER T-2023-4923</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Legal Map