

# City of Jacksonville, Florida

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*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.: 2023-429**

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**

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  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
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blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2023-0429**

**AUGUST 17, 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 **2023-0429**.

***Location:*** 10606 Saltzman Terrace

***Real Estate Number:*** 163198-0180

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

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

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

***Planning District:*** District 2 —Greater Arlington and Beaches

***Applicant/Agent:*** Curtis L. Hart  
Hart Resources LLC  
80510 Tara Lane  
Jacksonville, Florida 32216

***Owner:*** Avi Avni  
Noal LLC  
9378 Arlington Expressway  
Jacksonville, Florida. 32225

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2023-0429** seeks to rezone 1.08± acres of a property from Commercial Residential Office (CRO) to Residential Medium Density-D (RMD-D). The request is being sought to develop the property consistent with the RMD-D zoning district permitted uses. The RMD-D zoning district permits single-family dwellings, multi-family dwelling, and townhomes. The RMD-D Zoning District allows up to 20 units per acre.

**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 1.08 acre subject site is located on the south side of Saltzman Terrace, an unclassified road, between Saltzman Terrace and Atlantic Boulevard (SR-10), a major arterial road. The site is also located in the Suburban Development Area, Planning District 2, Council District 2, and within the boundaries of the St. Johns Bluff Corridor Study.

Residential Professional Institutional (RPI) is a category primarily intended to accommodate medium to high density residential, office, and institutional uses. Limited neighborhood commercial retail and service establishments which serve a diverse set of neighborhoods may also be a part of single or mixed-use developments. RPI is generally intended to provide transitional uses between commercial, office and residential uses, although it may also provide a transition between industrial and residential uses when industrial uses pose no health or safety risks to residents. Uses permitted in the RPI land use category include but are not limited to multi-family dwellings, office, institutional, and financial institutions.

The proposed RMD-D rezoning is consistent with the RPI land use category.

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

Yes. The 1.08 acre subject property is located between St. Johns Bluff Road and I-295 just north of Atlantic Boulevard. The property is located within the Suburban Development Area. The area surrounding the property is made up of fitness facility, office use, Craig Airport and Single Family Uses.

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

**To ensure compliance with the provisions of the Comprehensive Plan, the proposed zoning application will be reviewed in relation to the following goals, objectives, polices or text of the 2045 Comprehensive Plan:**

**Future Land Use Element (FLUE):**

**Objective 1.6** The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill 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.

**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.

**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 subject property is located along Saltzman Terrace to the west of St. Johns Bluff Road and the Craig Airfield. The proposed rezoning to RMD-D is consistent with the RPI Land Use Category. The proposal to RMD-D will allow for residential development in the form of Single Family, Multi-Family, and Townhomes. The Surrounding Land Use Categories and Zoning Districts are as followed:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	LDR	RLD-60	Single Family Dwellings
East	RPI	PUD	Fitness Center
South	RPI	CRO	Pond
West	RPI	CRO	Vacant Commercial

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

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **August 9, 2023** 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 **2023-0429** be **APPROVED**.



Aerial view of the subject property

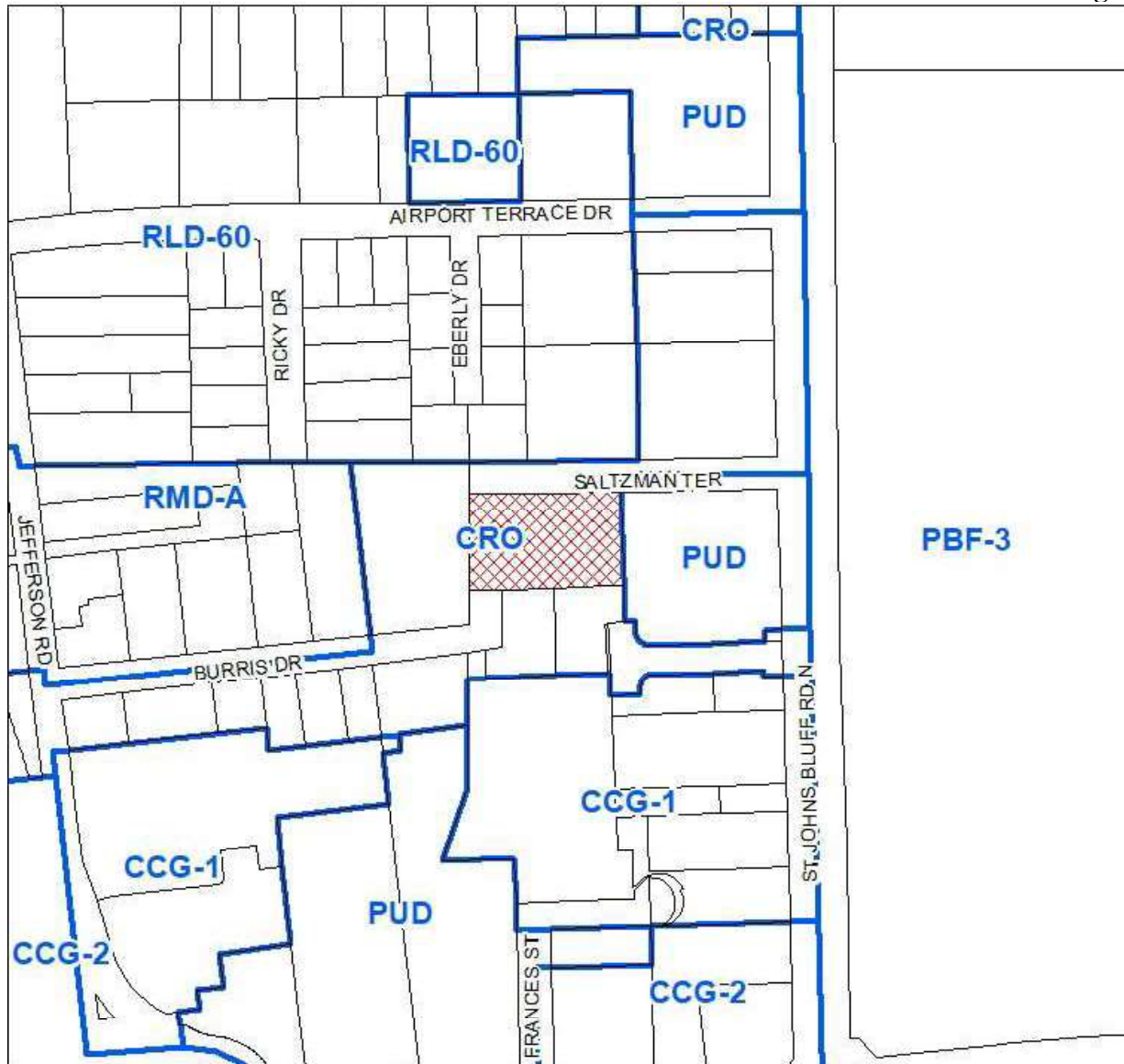




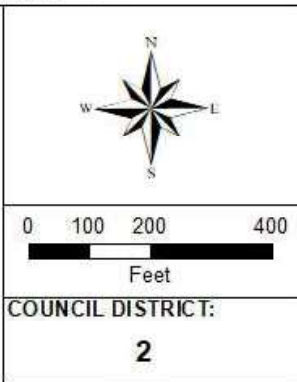
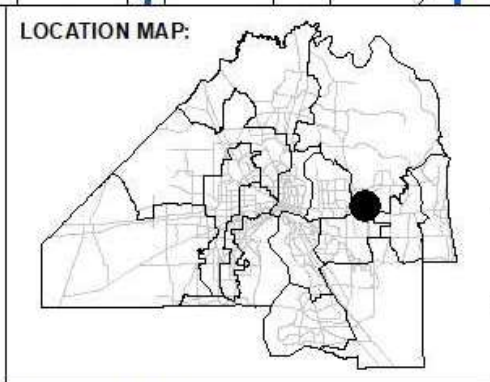
View looking towards the subject parcel from Saltzman Terrace



View of the Fitness Center in from of the Subject Site



REQUEST SOUGHT:  
**FROM: CRO**  
**TO: RMD-D**



ORDINANCE NUMBER  
 ORD-2023-0429

TRACKING NUMBER  
 T-2023-4929

**EXHIBIT 2**  
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Legal Map