

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

July 18, 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.: 2023-331**

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 several speakers in opposition whose concerns with the location next to a charter school. The Commissioners expected medical examiners personnel to explain why the site was chosen, and what activities occur in the building. Photos of the existing building looks like any office building and the Commissioners felt is an appropriate location.

Planning Commission Vote:	5-2
Alex Moldovan, Chair	Nay t
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Nay
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,



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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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2023-0331

June 9, 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 **2023-0331**.

Location: 4368 Davis Street North
Between Golfair Boulevard and Castlewood Drive West

Real Estate Numbers: 031961 0000
031962 0000
032088 0000
032092 0000
032093 0010

Current Zoning District: Commercial Community/General-1 (CCG-1)

Proposed Zoning District: Public Buildings and Facilities (PBF-1)

Current Land Use Category: Commercial General Community (CGC)

Planning District: Northwest, District 5

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

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

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2023-0331** seeks to rezone 4.04± acres from Commercial Community/General-1 (CCG-1) to Public Buildings and Facilities (PBF-1) for the purpose of developing the property with the new Medical Examiner's Office.

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 the development of the new Medical Examiner's Office for the City of Jacksonville on Davis Street North. The site contains numerous undeveloped parcels surrounded by existing commercial and residential uses. The site is located within the Urban Priority Development Area of the Northwest Planning District and has access to full urban services.

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 new Medical Examiner's Office is allowed in the rezoning to PBF-1 as it is an acceptable secondary zoning district in the CGC land use category.

Future Land Use Element

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.

By rezoning this site from CCG-1 to PBF-1, these vacant commercial properties will be developed for the betterment of the Northwest District, yet will keep the commercial and residential characters of the area.

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 CCG-1 to PBF-1 Zoning District as set forth in Section 656.313 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

The subject property is located to the east of the i-95 ramp on Golfair Boulevard. The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR, RC	RLD-60, CCG-1	Single Family Dwellings, Vacant Commercial
East	CGC, MDR	CCG-2, RMD-A, RLD-60	Private School, Single Family Dwellings
South	CGC, LDR	CCG-1, RLD-60	Commercial, Store/Convenience, Single Family Dwellings
West	CGC	CCG-1/2, PBF-1	Motel, Warehouse, Public School

SUPPLEMENTARY INFORMATION

The required Notice of Public Hearing signs **were posted** on the subject property on June 6th, 2023.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2023-0331** be **APPROVED**.

Aerial Photo



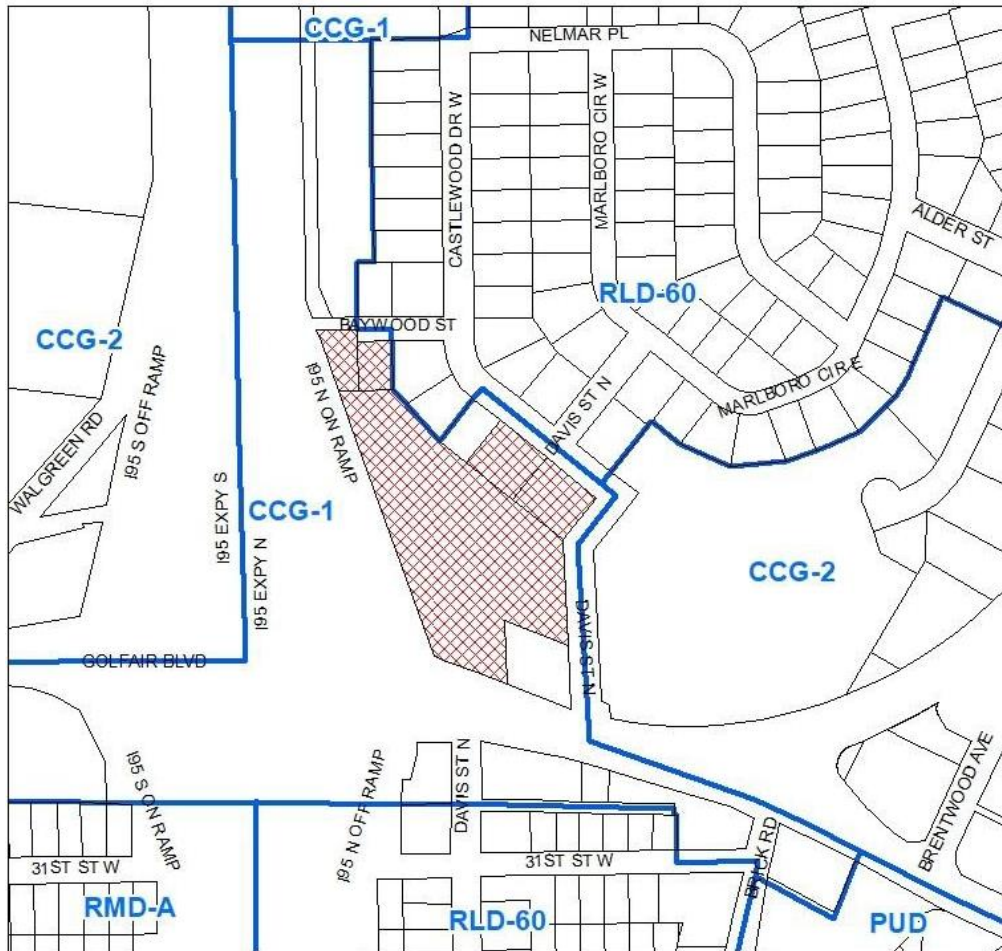
Source: JaxGIS Date: June 9th, 2023

View of the Subject Site



Source: Planning and Development Department Date: June 9th, 2023

Legal Map

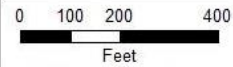
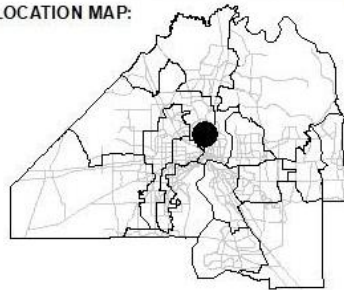


REQUEST SOUGHT:

FROM: CCG-1

TO: PBF-1

LOCATION MAP:



COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2023-4917

**EXHIBIT 2
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