



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

March 21, 2024

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.: 2024-147**

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: **8-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Julius Harden	Aye
Mon'e Holder	Absent
Ali Marar	Aye
Jack Meeks	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, appearing to read "Bruce E. Lewis". The signature is fluid and cursive, with the first name "Bruce" being more 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 2024-0147

MARCH 21, 2024

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 **2024-0147**.

<i>Location</i>	7850 Cranbrooke Road, between Paxton Road and Lillas Circle
<i>Real Estate Number(s):</i>	002920 0025
<i>Current Zoning District:</i>	Agriculture (AGR)
<i>Proposed Zoning District:</i>	Residential Low Density-100A (RLD-100A)
<i>Current Land Use Category:</i>	Agriculture (AGR)
<i>Proposed Land Use Category:</i>	Low Density Residential (LDR)
<i>Planning District:</i>	5 –Northwest
<i>Council District:</i>	District 12
<i>Owner:</i>	Diego Bermudez 7850 Cranbrooke Road Jacksonville, FL 32219
<i>Agent:</i>	Lara Hipps Hipps Group Inc. 1650 Margaret Street #323 Jacksonville, FL 32204
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0147** seeks to rezone approximately 1.80± acres of land from Agriculture (AGR) to Residential Low Density-100A (RLD-100A). There is a companion small-scale Land Use Amendment, seeking to amend the existing land use from Agriculture (AGR) to Low Density Residential (LDR) under Ordinance **2024-146/L-5899-23C**.

There is an existing single family dwelling on the property that was added in 2022. The applicant is seeking the rezoning in order to add one additional dwelling to the property.

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 district consistent with the functional land use category identified in the 2045 Comprehensive Plan?

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds that with the approval of the companion small-scale Land Use Amendment (**2024-0146/L-5899-23C**) the subject property will be located in the LDR functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2045 Comprehensive Plan. According to the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Suburban Development Area is intended to provide for low density residential development. Principal uses include single family and multi-family dwellings. The maximum gross density in the Suburban Development Area shall be 7 units/acre when centralized water and sewer are available. JEA does not have a sewer main available within ¼ mile of this property. The maximum gross density shall be 2 units per acre and the minimum lot size shall be 1/2 of an acre when both centralized potable water and wastewater services are not available. According to the amendment application the applicant will be utilizing well and septic. However, development should connect to JEA water pursuant to the Infrastructure Element policies below.

The proposed rezoning to RLD-100A is consistent with the proposed LDR land use pursuant to Ordinance 2024-147.

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

Yes. The proposed rezoning is consistent with the following Goals, Objectives, and Policies of the 2045 Comprehensive Plan, 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.

Though the request is a decrease in lot size requirement from two and a half acres to a half-acre, the increase in density within the LDR land use category is compatible with the surrounding properties.

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.

The proposed decreased lot size, to a half-acre, is consistent with the above policy, and provides a gradual and compatible transition of density in 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. The subject property will meet the requirements of the RLD-100A zoning district as set forth in the Zoning Code.

SURROUNDING LAND USE AND ZONING

The 1.80-acre subject property includes a single-family residential home and is located on the west side of Cranbrooke Road at the southwest quadrant of the intersection of Cranbrooke Road and Garden Street. According to the City's Functional Highway Classification Map, Cranbrooke Road is a local roadway and Garden Street is classified as a collector roadway. The proposed RLD-100A zoning district permits development well suited to the contiguous residential development density as a transitional density. The area along Garden Street is largely residential in nature and the predominant zoning district found is AGR, however there are multiple subdivisions with smaller lot sizes. Surrounding land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	AGR/LDR	AGR/ RLD-50	Single-family dwellings
East	AGR	AGR	Single-family dwellings
South	AGR	AGR	Single-family dwellings
West	AGR	AGR	Single-family dwellings

SUPPLEMENTARY INFORMATION

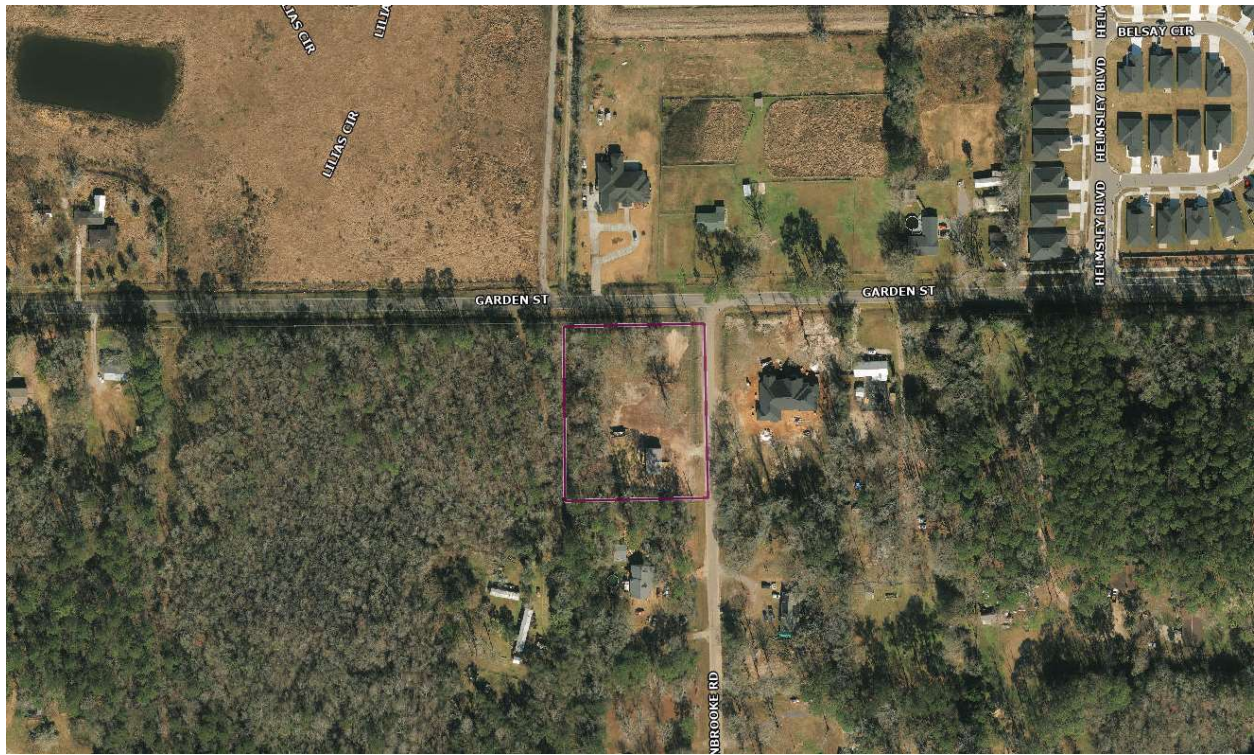
Upon visual inspection of the subject property on March 13, 2024, the required Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0147** be **APPROVED**.

2024-0147
Companion to 2024-0146
KPC



Source: Planning & Development Department, 03/14/2024

Aerial view of the subject property.



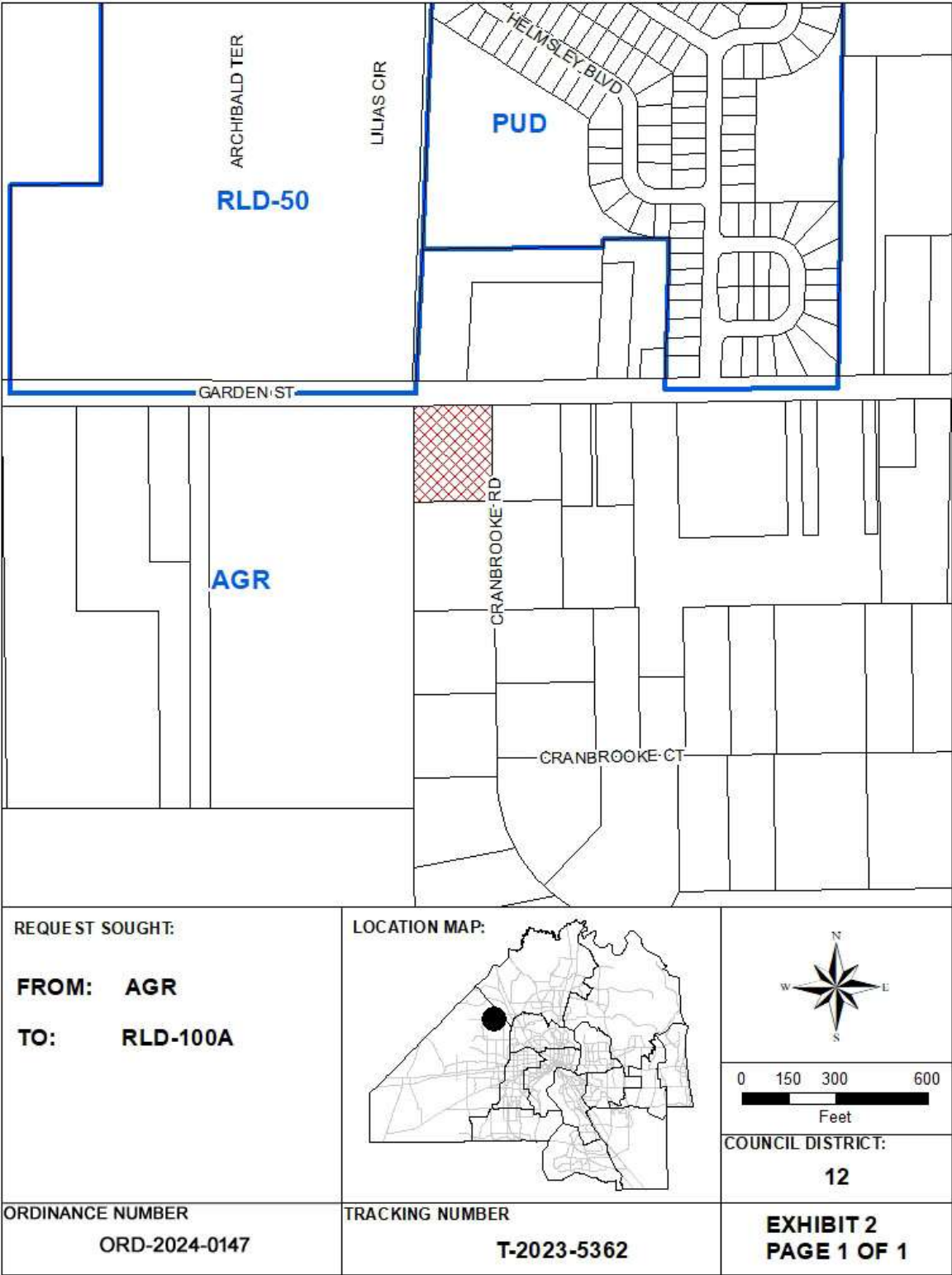
Source: Planning & Development Department, 03/14/2024

View of subject property from Cranbrooke Road.



Source: Planning & Development Department, 03/14/2024

View of the subject property and existing single-family dwelling from Cranbrooke Road.



Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2024-0147 **Staff Sign-Off/Date** KPC / 01/26/2024

Filing Date 02/12/2024 **Number of Signs to Post** 1

Hearing Dates:

1st City Council 03/26/2024 **Planning Comission** 03/21/2024

Land Use & Zoning 04/02/2024 **2nd City Council** 04/09/2024

Neighborhood Association CISCO GARDEN CIVIC ASSOCIATION

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 5362

Application Status PENDING

Date Started 12/12/2023

Date Submitted 12/19/2023

General Information On Applicant

Last Name

HIPPS

First Name

LARA

Middle Name

DIANE

Company Name

HIPPS GROUP INC.

Mailing Address

1650 MARGARET STREET #323

City

JACKSONVILLE

State

FL

Zip Code

32204

Phone

9047812654

Fax

9047812655

Email

LARA@HIPPSGROUPINC.COM

General Information On Owner(s)

☐ Check to fill first Owner with Applicant Info

Last Name

BERMUDEZ

First Name

DIEGO

Middle Name

Company/Trust Name

Mailing Address

7850 CRANBROOKE RD.

City

JAX

State

FL

Zip Code

32219

Phone

9047828187

Fax

Email

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	002920 0025	12	5	AGR	RLD-100A

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 #****Total Land Area (Nearest 1/100th of an Acre)** **Justification For Rezoning Application**

THIS REZONING WILL ALLOW THE OWNER TO BUILD ANOTHER SINGLE FAMILY HOME ON THIS LOT.

Location Of Property**General Location****House #****Street Name, Type and Direction****Zip Code****Between Streets**

and

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**
1.80 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee**
13 Notifications @ \$7.00 /each: \$91.00
- 4) Total Rezoning Application Cost:** \$2,111.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE _____

Legal Description

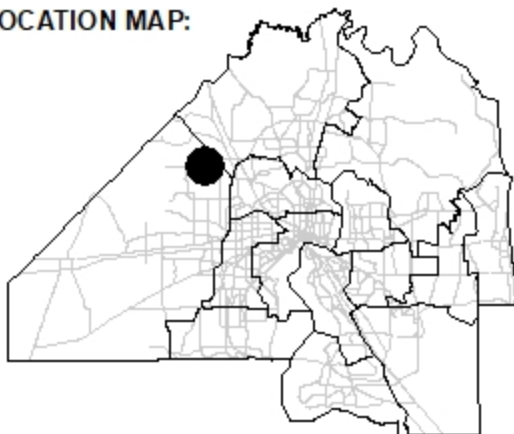


REQUEST SOUGHT:

FROM: AGR

TO: RLD-100A

LOCATION MAP:



0 150 300 600
Feet

COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2023-5362

**EXHIBIT 2
PAGE 1 OF 1**