



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.: 2024-151**

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 2024-0151

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 **2024-0151**.

<i>Location:</i>	0 JTB Boulevard Between San Pablo Road and Hodges Blvd
<i>Real Estate Numbers:</i>	167771-0000; 167771-4000
<i>Current Zoning:</i>	Agriculture (AGR)
<i>Proposed Zoning:</i>	Residential Low Density-60 (RLD-60)
<i>Current Land Use Category:</i>	Agriculture (AGR)
<i>Proposed Land Use Category:</i>	Low Density Residential (LDR)
<i>Planning District:</i>	District 3 - Southeast
<i>Council District:</i>	District 3 District 11
<i>Applicant:</i>	Paul M. Harden, Esq. Law Office of Paul M. Harden 1431 Riverplace Blvd. Suite 901 Jacksonville, FL 32207
<i>Owner:</i>	Kernan R. Hodges Revocable Trust P.O. Box 16771 Jacksonville, FL 32245
<i>Staff Recommendation:</i>	Approve

GENERAL INFORMATION

Application for Rezoning **2024-0151** seeks to rezone approximately 33.45 acres from Agriculture (AGR) to Residential Low Density-60 (RLD-60) to permit single-family dwellings. The subject site is the southern portion of a private runway just to the west of the Pablo Creek Reserve Neighborhood. The applicant states that the runway is no longer of use to the owners and they seek to redevelop the site with a single-family neighborhood.

There is a companion Small Scale Land Use Amendment (**2024-0150**) that seeks to change the current Land Use Category of Agriculture (AGR) to Low Density Residential (LDR). The Planning and Development Department is also recommending approval of the Land Use Amendment.

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 33.45-acre subject property is located south of James Turner Butler Boulevard (FL-202) an FDOT expressway, between the Pablo Creek Reserve residential subdivision and golf course, and Pablo Creek Preserve. The property is a former private airstrip known as Deep Forest Airport.

The applicant seeks to rezone from AGR to RLD-60 to allow for the development of single family homes. A companion Future Land Use Map (FLUM) amendment was also filed for this site from AGR to LDR (L-5901-23C / Ordinance 2024-150) which is pending concurrently with this application.

According to the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Suburban Area is intended to provide for low density residential development. Principal uses in the LDR land use category include, but are not limited to, single family and multi-family dwellings; commercial retail sales and service. The maximum gross density in the Suburban Area shall be seven (7) units/acre when full urban services are available to the site and there shall be no minimum density. 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. The maximum gross density shall be 4 units/acre and the minimum lot size shall be 1/4 of an acre if either one of centralized potable water or wastewater services are not available. According to the application, the development will be utilizing JEA central water and sewer.

However, if the site does not connect to JEA water and sewer services, the site will be limited in density as described above for the density limitations of the LDR land use category.

The proposed rezoning to RLD-60 is consistent with the proposed LDR land use pursuant to Ordinance 2024-150.

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

Yes. This rezoning is supported by the following Objectives and Policies of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan:

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

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.

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. Staff of the Planning and Development Department finds that the proposed rezoning will not be in conflict with any portion of the City's land use regulations. The subject site is in an area that is developed with Single Family Homes, Conservation areas, and a Golf Course. The proposed change to residential categories is similar in nature to the surrounding uses and would not be in conflict with them.

SURROUNDING LAND USE AND ZONING

The subject property is located south of JTB Boulevard, between Hodges Boulevard and San Pablo Road. Access to the site today is limited to a private roadway that begins at the southern end of the JTB and Hodges Interchange. The surrounding uses, land uses, and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
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North	AGR	PUD	Runway
East	AGR	PUD	Single-Family Dwelling/ Golf Course
South	AGR	AGR	Pablo Creek
West	AGR	AGR	Conservation Land

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on the required Notice of Public Hearing signs **were** posted on **March 12, 2024**.

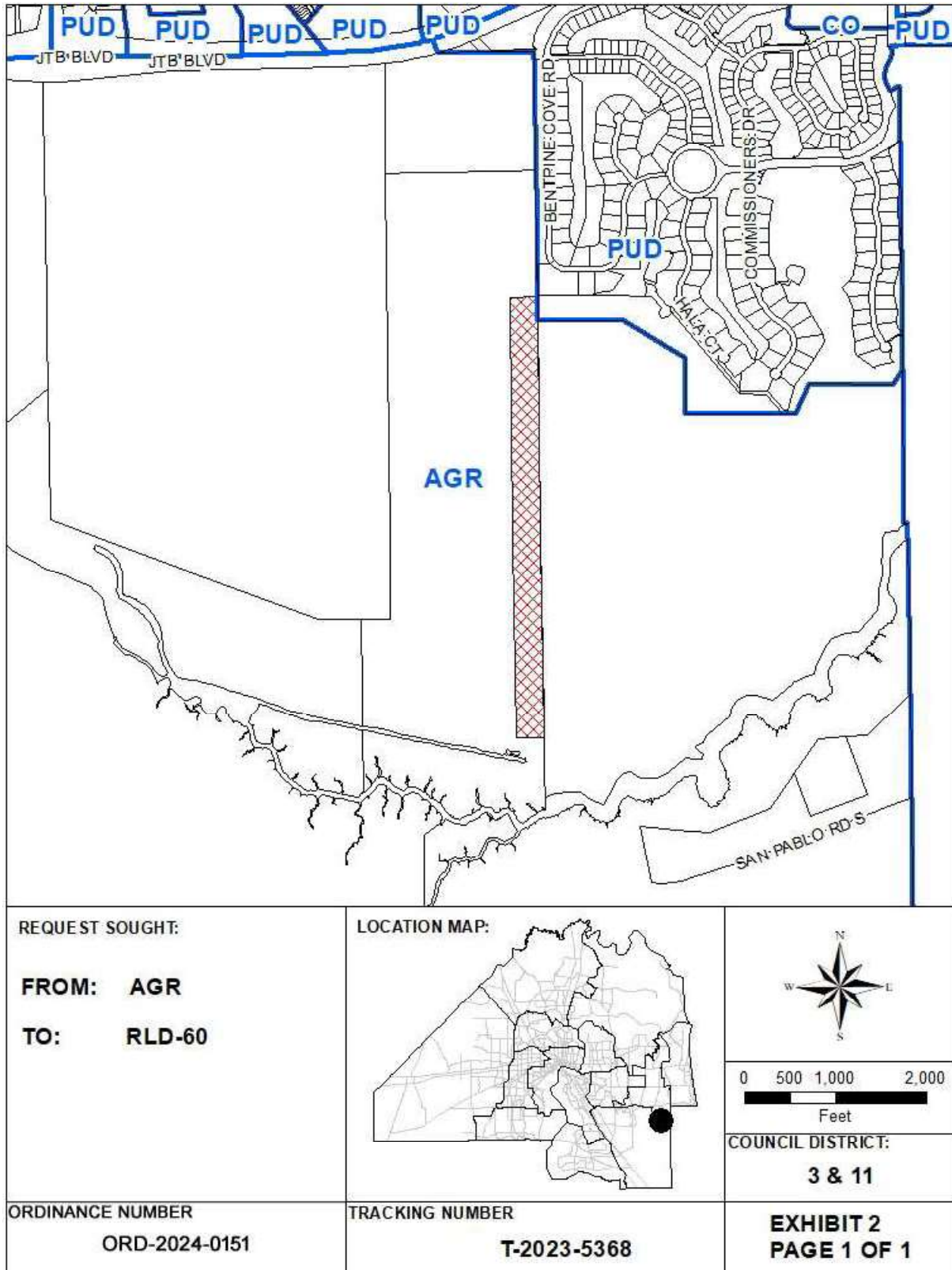


RECOMMENDATION

Based on the foregoing, the Planning and Development Department recommends that the Application for Rezoning **2024-0151** be **Approved**.



Aerial View



Legal Map