



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
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November 21, 2024

The Honorable Randy White
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.: 2024-830**

Dear Honorable Council President White, 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. Their concerns were drainage, existing wildlife, increasing traffic, poor road repair and school overcrowding. The Commissioners asked about school concurrency – Timuquana is at 70% capacity, existing RLD-60 zoning districts in the area indicated higher densities were anticipated.

Planning Commission Vote: **5-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Absent
Lamonte Carter	Aye
Amy Fu	Absent
Charles Garrison	Aye

Julius Harden	Absent
Ali Marar	Absent
Jack Meeks	Absent
Lara Diettrich (alternate)	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
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2024-0830

NOVEMBER 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 **Ord. 2024-0830**.

Location: 5570 118th Street; 0, 6601, 6621 & 6627 Seaboard Avenue

Real Estate Numbers: 103511-1000; 103511-0100; 103512-0000; 103504-0000; 103512-1000

Current Zoning District: Residential Rural Acre (RR-Acre)

Proposed Zoning District: Residential Low Density-40

Current Land Use Category: Low Density Residential (LDR)

Planning District: District 4

Council District: District 14

Applicant/Agent: Cyndy Trimmer, Esq.
Driver, McAfee, Hawthorne, and Diebenow, PLLC.
1 Independent Drive, Suite 1200
Jacksonville, Florida 32202

Owners: John Hamilton Jr.
3611 Cedar Crest Drive
Jacksonville, Florida 32210

Ronald Hartley
5570 118th Street
Jacksonville, Florida. 32244

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning **2024-0830** seeks to rezone approximately 22.91 acres of land from Residential Rural-Acre (RR-Acre) to Residential Low Density-40 (RLD-40) zoning district in order to permit for Single Family Residential Development.

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 22.91-acre subject site has frontage along the east side of Seaboard Ave, a public roadway and south of 118th St, a collector roadway. The site is in Planning District 4 (Southwest), Council District 14, and is in the Suburban Development Area. The subject site is in the LDR land use category. The applicant seeks to rezone the subject site from RR-Acre to RLD-40.

Low Density Residential (LDR) is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. The maximum gross density in the Suburban Area shall be 7 units/acre when centralized potable water and wastewater services are available to the site and there shall be no minimum density. The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available. The maximum gross density shall be 4 units/acre and the minimum lot size shall be $\frac{1}{4}$ of an acre if either one of centralized potable water or wastewater services are not available. Based on the JEA availability letter submitted with the application, the proposed site appears to have access to public water and sewer.

RLD-40 is a primary zoning district in the LDR land use category.

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 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 and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

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.

Policy 3.1.5 The City shall provide opportunities for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

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 as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from Residential Rural-Acre (RR-Acre) to Residential Low Density-40 (RLD-40) to be developed with single family dwellings.

SURROUNDING LAND USE AND ZONING

The subject property is located on both 118th Street and Seaboard Avenue. The proposed rezoning is to develop a new residential subdivision. The surrounding areas and uses are primarily single-family homes for residential use. Therefore, the proposed rezoning for single family dwellings is compatible with the surrounding uses. Nevertheless, the surrounding uses, land use categories, and zoning districts are as follows:

Adjacent Properties	Land Use Category	Zoning District	Current Use
North	LDR	RLD-60; RR-Acre	Pasture / Single Family Dwelling
East	LDR	RR-Acre	Single Family Dwelling
South	LDR	RR-Acre	Single Family Dwellings
West	LDR	RLD-60; RR-Acre	Single Family Dwellings

SUPPLEMENTARY INFORMATION

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

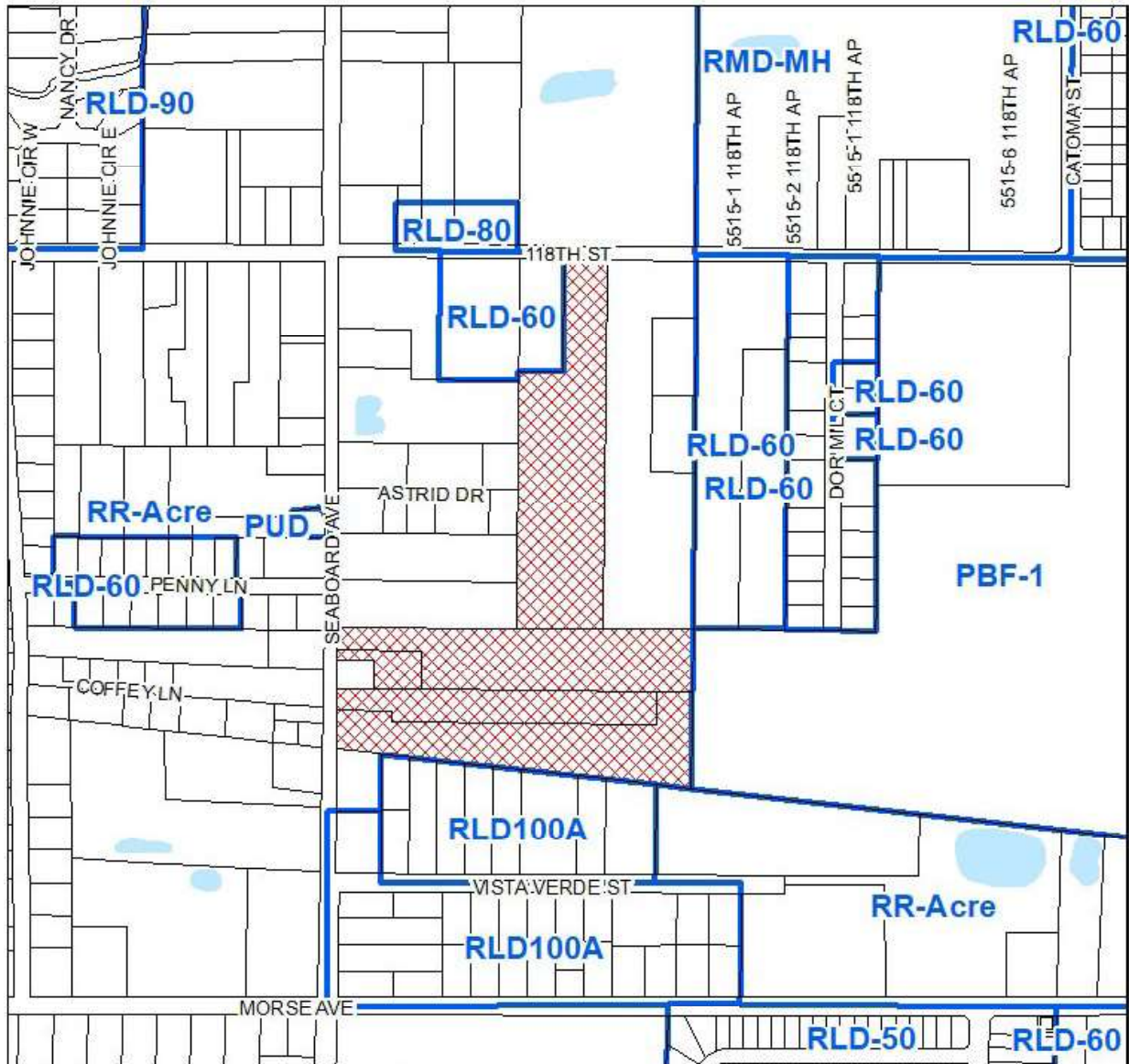


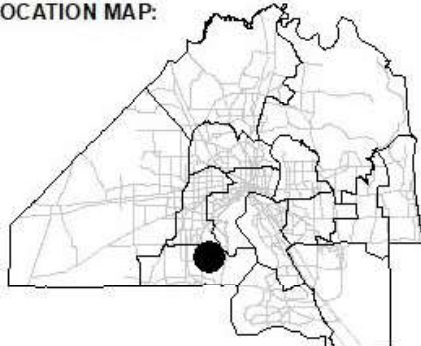

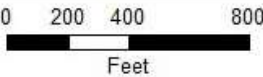
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2024-0830** be **APPROVED**.



Aerial Photo



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: RLD-40</p>	<p>LOCATION MAP:</p> 	  <p>COUNCIL DISTRICT:</p> <p>14</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2024-0830</p>	<p>TRACKING NUMBER</p> <p>T-2024-5686</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Legal Map