



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning and Development Department  
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Jacksonville, FL 32202  
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December 5, 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.: 2024-862**

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 no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: **6-0**

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

Ali Marar

Aye

Jack Meeks

Absent

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  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2024-0862**

**DECEMBER 5, 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 **2024-0862**.

***Location:*** 3697, 3701, and 3731 Hemlock Street between Loggia Lane and Lem Turner Boulevard.

***Real Estate Numbers:*** 019466-0170; 019466-0020; 019466-0180; 019466-0030

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

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

***Current Land Use Category:*** Residential Rural (RR)

***Proposed Land Use Category:*** Medium Density Residential (LDR)

***Planning District:*** North, District 6

***Council District:*** District 8

***Applicant/Agent:*** Brian Small  
Bird Dog  
3948 3<sup>rd</sup> Street South, Suite 116  
Jacksonville, Florida 32250

***Owner:*** Donal Hood  
Bird Dog  
3948 3rd Street South, Suite 116  
Jacksonville, Florida 32250

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

## GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0862** seeks to rezone 9.80± acres from Residential Rural-Acre (RR-Acre) to Residential Medium Density-A (RMD-A) to develop the property with Townhomes. There have recently been two rezonings to RMD-A in the immediate vicinity of the subject site that have been approved through **2024-0760** and **2024-0409**.

There is a companion Small Scale Land Use Amendment (**2024-0861**) which seeks to amend 9.80+/- acres of land from the Residential Rural (RR) Land Use category to Medium Density Residential (MDR) Land Use Category. The Planning Department is also Recommending Approval on the Small Scale 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 9.80-acre subject site is located along the north side of Hemlock Street, between Western Avenue and Loggia Lane. The applicant is proposing a Future Land Use Map (FLUM) amendment from Rural Residential (RR) to Medium Density Residential (MDR). According to the applicant, this is to expand the neighboring Cedar Creek PUD (ORD: 2022-891-E) with duplexes. The applicant is also proposing a companion rezoning from Residential Rural (RR) to Medium Residential Density (MDR), which is pending concurrently with this application, pursuant to Ordinance 2024-861.

Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and can serve as transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category. Plan amendment requests for new MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. The maximum gross density in the Suburban Area shall be 20 units/acre and the minimum gross density shall be greater than 7 units/acre. In the absence of the availability of centralized potable water and/or wastewater,

the maximum gross density of development permitted in this category shall be the same as allowed in Low Density Residential (LDR) without such services.

RMD-A is a primary zoning district of the MDR land use category and therefore the proposed rezoning is consistent with the 2045 Comprehensive Plan.

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

**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.

***2. 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 RR-Acre RMD-A in order to permit the development of a townhomes all while adhering to local, state, and federal regulations.

**SURROUNDING LAND USE AND ZONING**

The subject property is located north of Hemlock Street just west of Lem Turner Road. The surrounding area is developed almost exclusively with single-family dwellings on large lots; however the area has recently seen many rezonings to allow for smaller lots, and townhomes. Ordinance **2022-0891** was approved on the property to the east of the subject site which allowed for up up to 150 townhomes. Additionally, a large area west of the subject site along Hemlock street was approved through Ordinance **2019-0717** to allow for up to 1400 residential units. Nevertheless, the surrounding Land Use Categories and Zoning Districts are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	RR	RR-Acre	Vacant Governmental
East	MDR	PUD 2022-0891	Vacant/ Approved for Townhomes

South	RR	RR-Acre	Single-Family Dwellings
West	RR	RR-Acre	Single Family Dwelling

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on November 25, 2024, the required Notice of Public Hearing signs **were** posted.

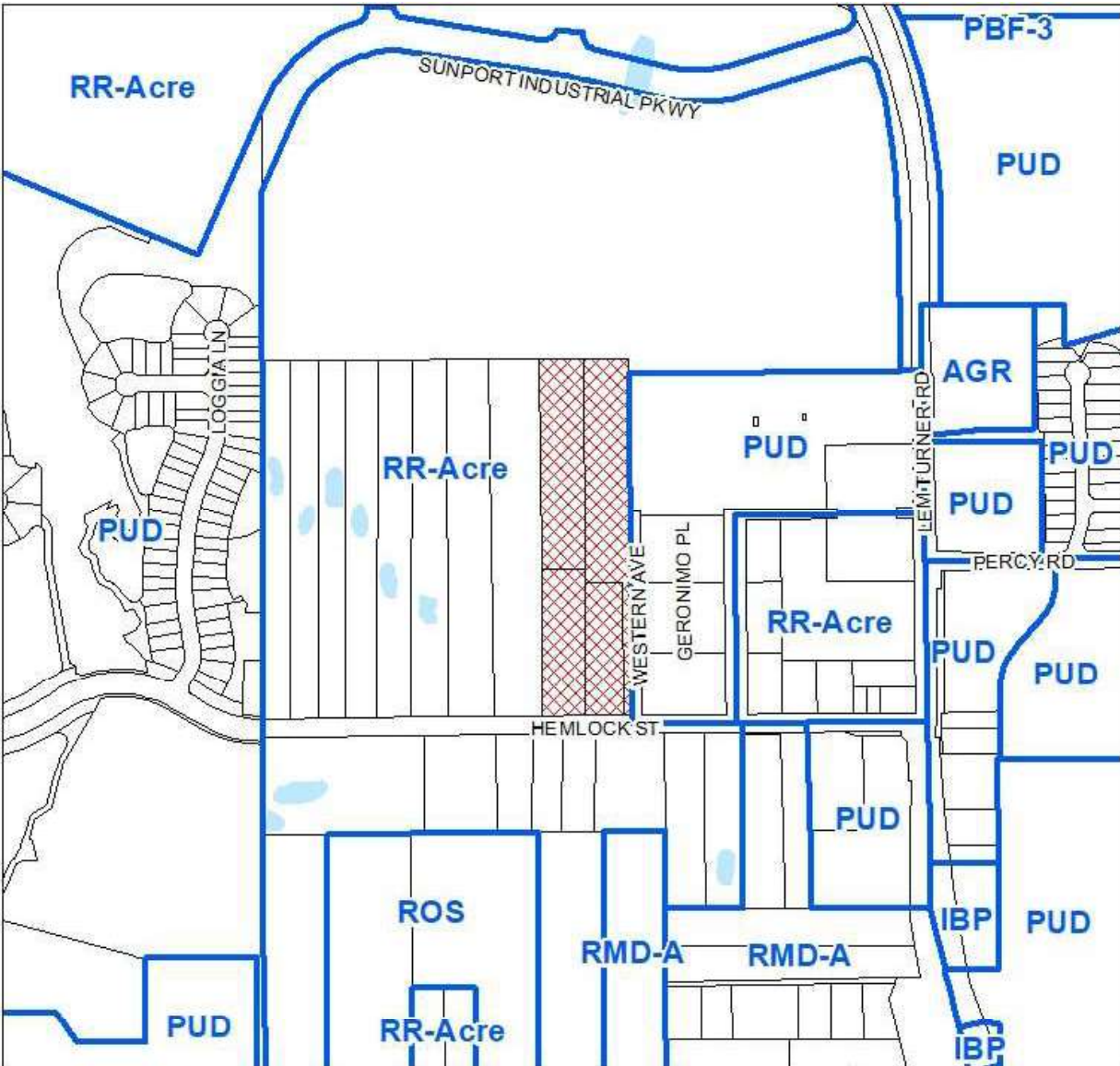


**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **Ordinance 2024-0862** be **APPROVED**.



Aerial View

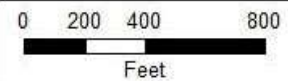
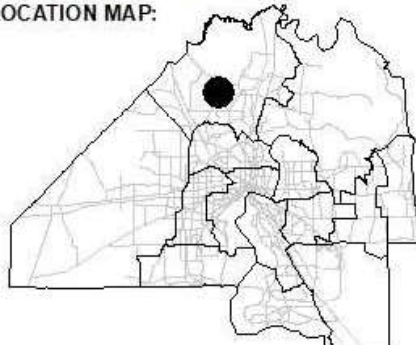


REQUEST SOUGHT:

**FROM: RR-ACRE**

**TO: RMD-A**

LOCATION MAP:



COUNCIL DISTRICT:

**8**

ORDINANCE NUMBER

**ORD-2024-0862**

TRACKING NUMBER

**T-2024-5824**

**EXHIBIT 2  
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