

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2014-491**

**AUGUST 21, 2014**

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 2014-491**.

***Locations:*** 12455 Brady Road and 0 Brady Road  
Northeast quadrant of the intersection of Brady Road and Flynn Road

***Real Estate Numbers:*** 105921 0020 and 105921-0010

***Current Zoning District:*** Residential Low Density – 100B (RLD-100B)

***Proposed Zoning District:*** Residential Low Density-70 (RLD-70)

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** Southeast, District 3

***City Council District:*** The Honorable Matt Schellenberg, District 6

***Applicant/Agent:*** Curtis L Hart  
Hart Resources LLC  
8051 Tara Lane  
Jacksonville, Florida 32216

***Owners:*** George Kroenert  
12455 Brady Road  
Jacksonville, Florida 32223

Ashley Collins  
Collins Builders Group, LLC  
3840 Crown Point Road, Suite C  
Jacksonville, Florida 32257

***Staff Recommendation:*** **APPROVE with the caveat rezoning to RLD-80**

### **GENERAL INFORMATION**

Application for Rezoning Ordinance **2014-491** seeks to rezone 8.28 +/- acres, a portion of 2 parcels from the Residential Low Density – 100B (RLD-100B) to the Residential Low Density-70 (RLD-70) Zoning District. The applicant has stated he wishes to amend the rezoning request to the RLD-80 Zoning District. The site is within the LDR functional land use category as defined by the Future Land Use Map series (FLUMs) contained in the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. According to the applicant, the request for the rezoning is to allow for a single-family subdivision. The overall site has frontage primarily along Brady Road and Flynn Road, both local roads as classified by the Functional Highway Classification Map of the 2030 Comprehensive Plan.

### **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 2030 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 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

***1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property is located in a Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The LDR functional land use 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. Mixed use developments utilizing the Traditional Neighborhood Development (TND) concept, which is predominantly residential but includes a broad mixture of secondary recreational, commercial, public facilities and services may also be permitted. New residential subdivisions in LDR should be connected to reduce the number of Vehicles Miles Traveled and cul-de-sacs should be avoided. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 *Comprehensive planning for future development* of the Ordinance Code.

2. ***Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. The proposed amendment is consistent with the following policies of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

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 the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Developmental Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations. The proposed RLD-80 zoning district allows development compatible with the surrounding lot sizes which are predominately a mix between 90 and 100 feet wide lots.

*Future Land Use Element Policy 3.1.1* states the City shall develop through the Planning and Development Department an incentive program to promote infilling of residential development on vacant land designated for residential use on the Future Land Use Map series. These incentives will be reflected in the Zoning Code of the City's Land Development Regulations. The proposed rezoning is consistent in that it could promote affordable residential development consistent with the existing LDR land use.

Objective 6.3: 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. This application for rezoning will allow for the existence of a single-family development, thereby strengthening the viability of the residential area.

3. ***Does the proposed rezoning conflict with any portion of the City's land use regulations?***

No. It is the opinion of the Planning and Development Department that the proposed rezoning does not appear to be in conflict with any portion of the City's land use regulations. Proposed lot size of 80 feet in width is generally compatible with surrounding 100 feet and 90 feet wide parcels. The aforementioned lot sizes represent large lot single-family development and provide a greater variety of housing product types within the area.

**SURROUNDING LAND USE AND ZONING**

The subject property is located on Yellow Water Road. The surrounding uses, land use category and zoning are as follows:

<b>Adjacent Properties</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
North	LDR	PUD (2005-824-E)	Single-family on 90 feet wide lots
East	LDR	RLD-100B	Single-family
South	LDR	PUD (1993-1146-E)	Single-family on 100 feet wide lots
West	LDR	RLD-100B	Single-family

The proposed rezoning request is seeking to allow for residential development consistent with the LDR land use.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on the required Notice of Public Hearing sign was posted on August 8, 2014.



Source: City of Jacksonville Planning and Development Department  
Date: August 8, 2014

**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2014-491** be **APPROVED** with the caveat rezoning to **RLD-80**.



**Property is currently wooded and undeveloped.**

*Source: City of Jacksonville Planning and Development Department  
Date: August 8, 2014*



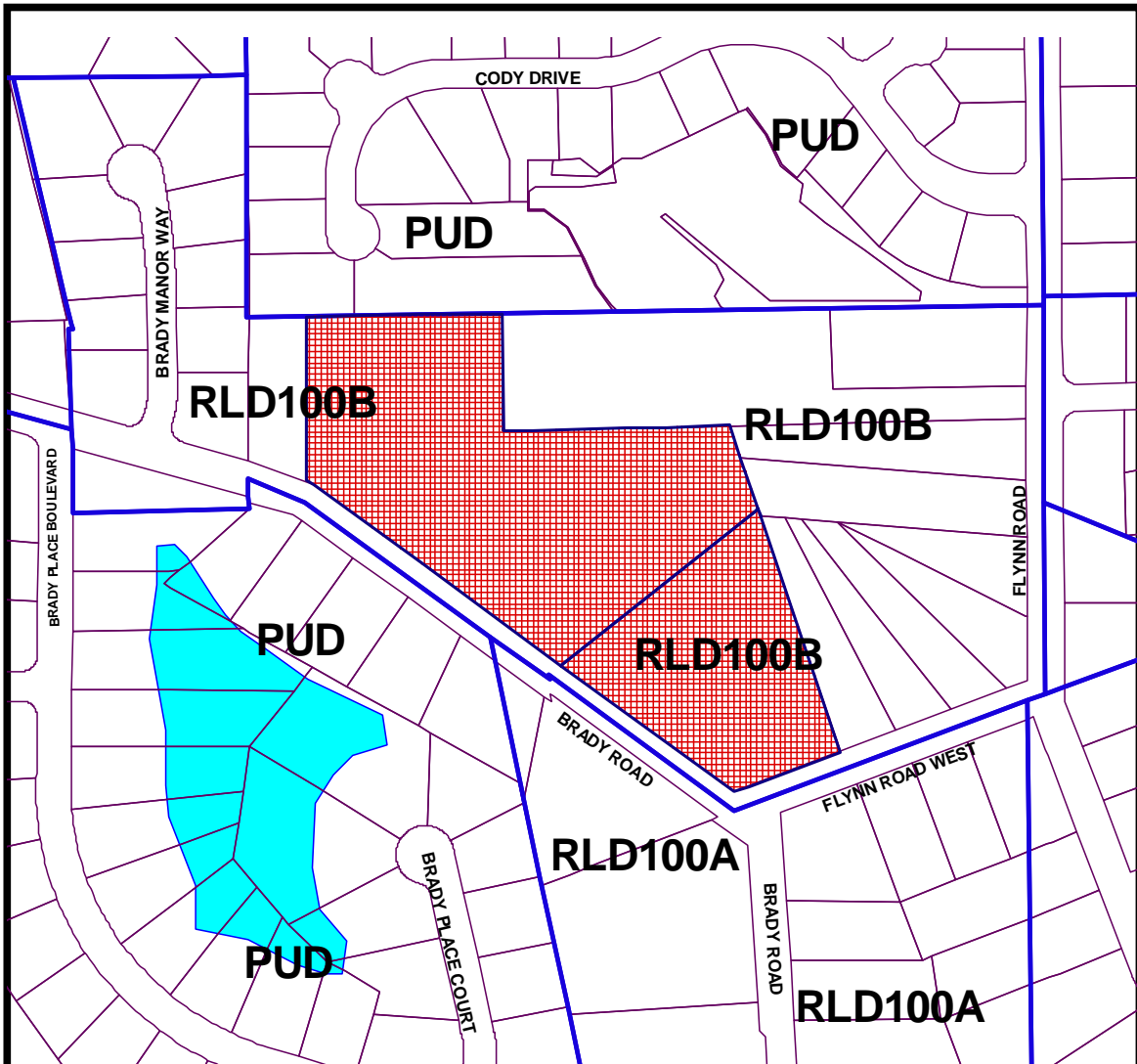
**100 feet wide lots to the west, Brady Manor.**

*Source: City of Jacksonville Planning and Development Department  
Date: August 8, 2014*



**Typical single-family development in the surrounding area.**

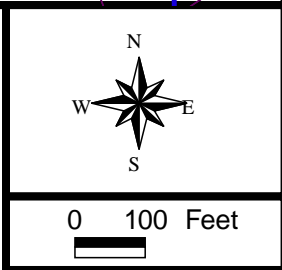
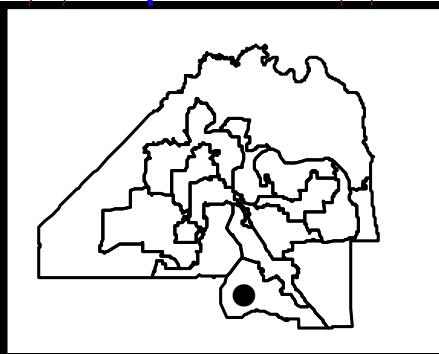
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REQUEST SOUGHT:

FROM: RLD100B

TO: RLD-70



COUNCIL DISTRICT:  
**6**

ORDINANCE 2014\_0491

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