

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING Ord. 2015-0688

NOVEMBER 5, 2015

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. 2015-0688**.

Location: 6803 Arques Road
East of La Marche Drive

Real Estate Number: 010719-0000

Current Zoning District: Public Buildings and Facilities – 1 (PBF-1)

Proposed Zoning District: Public Buildings and Facilities – 2 (PBF-2)

Current Land Use Category: Public Buildings and Facilities (PBF)

Planning District: Northwest, District 5

Planning Commissioner: Ben Davis

City Council District: The Honorable Reginald L. Brown, District 10

Owner: Stacey Poole
North Florida Educational Institute
580 Lawton Avenue
Jacksonville, Florida 32208

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning **Ord. 2015-0688** seeks to rezone a 12.4 acre parcel from the PBF-1 to PBF-2 zoning district. The property was developed with a public school in 1957. It was sold by the board of Duval County Public School Board and is proposed to be utilized for a private school; the change from public to private ownership requires the zoning change. Site is located in the Urban Development Area.

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. 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 the subject property is located in the PBF functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan and is consistent therewith. The PBF-2 zoning district is a primary zoning district within the PBF functional land use category.

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:

FLUE Policy 3.2.2

The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

This request for rezoning, if approved, allows for continuation of an existing structure with its established use, resulting in lower environmental impacts and disruption to the neighborhood.

The proposed amendment is also consistent with the following policies of the Public School Facilities Element (PSFE) of the 2030 Comprehensive Plan:

PSFE Goal 1

Coordinate and Maintain High Quality Education

The City shall collaborate and coordinate with the Duval County Public Schools (DCPS) and other municipalities to ensure that the public school system offers a high quality educational

environment, provide accessibility for all its students, and ensure adequate school capacity to accommodate existing and future population.

PSFE Policy 2.1.8

Schools are an allowable land use in all future land use categories, except for heavy industrial and conservation, subject to the following criteria:

(a) In the planning, land acquisition, and development, new school sites, or significant renovations, expansions and potential closures of existing schools, the City will evaluate the following factors:

- 1) Whether the area contains or will contain a student population density sufficient to support the school;*
 - 2) Whether a school in that location would be consistent with sound facility planning, including consideration of overall costs and design;*
 - 3) Whether the school site is of sufficient size to accommodate the required parking and circulation of vehicles;*
 - 4) Whether anticipated unacceptable impacts to the environment and significant environmental constraints would preclude a school on the site;*
 - 5) Whether development of the school would result in unacceptable impacts on archeological or historic sites listed in the National Register of Historic Places or designated by the City as locally significant;*
 - 6) Whether the location of site is located within the area of velocity flood zone or floodway, as delineated on pertinent maps identified or referenced in the City's comprehensive plan or land development regulations;*
 - 7) Whether or not the proposed location lies within an area regulated by Section 333.03(3), F.S., regarding the construction of public facilities in the vicinity of an airport;*
 - 8) As to elementary school sites, whether the site is proximate to and within walking distance of the residential neighborhoods it is intended to serve, thereby encouraging the use of elementary schools as focal points for neighborhoods.*
 - 9) As to middle and high school sites, whether the site is conveniently located to the residential neighborhoods it is intended to serve, and has access to major roads;*
 - 10) Whether the new schools site, significant renovation, expansion or potential closure will support community redevelopment and revitalization;*
 - 11) Whether the new school site, significant renovation, expansion or potential closure will increase or diminish the current and projected level of service within the concurrency service area, and contiguous concurrency service areas.*
- (b) The facility shall be of a design, intensity, and scale to serve the surrounding neighborhood and be compatible with the surrounding land uses and zoning.*

The subject property was in use for a public school since development in 1957. The site and the proposed use for the site have been reviewed by the Duval County Public School Board and has been determined to meet the minimum state requirements as the physical support facility for the proposed use.

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 meets the lot requirements of the PBF-2 zoning district as set forth in Section 656.332 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

The 12.4 acre parcel is located to the west of Lane Avenue and north of Normandy Boulevard. The property is located within an established single family residential neighborhood. A neighborhood park lies proximate, just east of the subject property. The surrounding land use categories, zoning and uses are as follows:

Adjacent Property	Land Use Category	Use	Zoning District	Current Use(s)
North	LDR		RLD-60	Single Family Residence
South	LDR		RLD-60	Single Family Residence
East	LDR		RLD-60	Single Family Residence
West	LDR		RLD-60	Single Family Residence

The proposed rezoning is consistent and compatible with the established development pattern of the adjacent residential zoning districts.

SUPPLEMENTARY INFORMATION

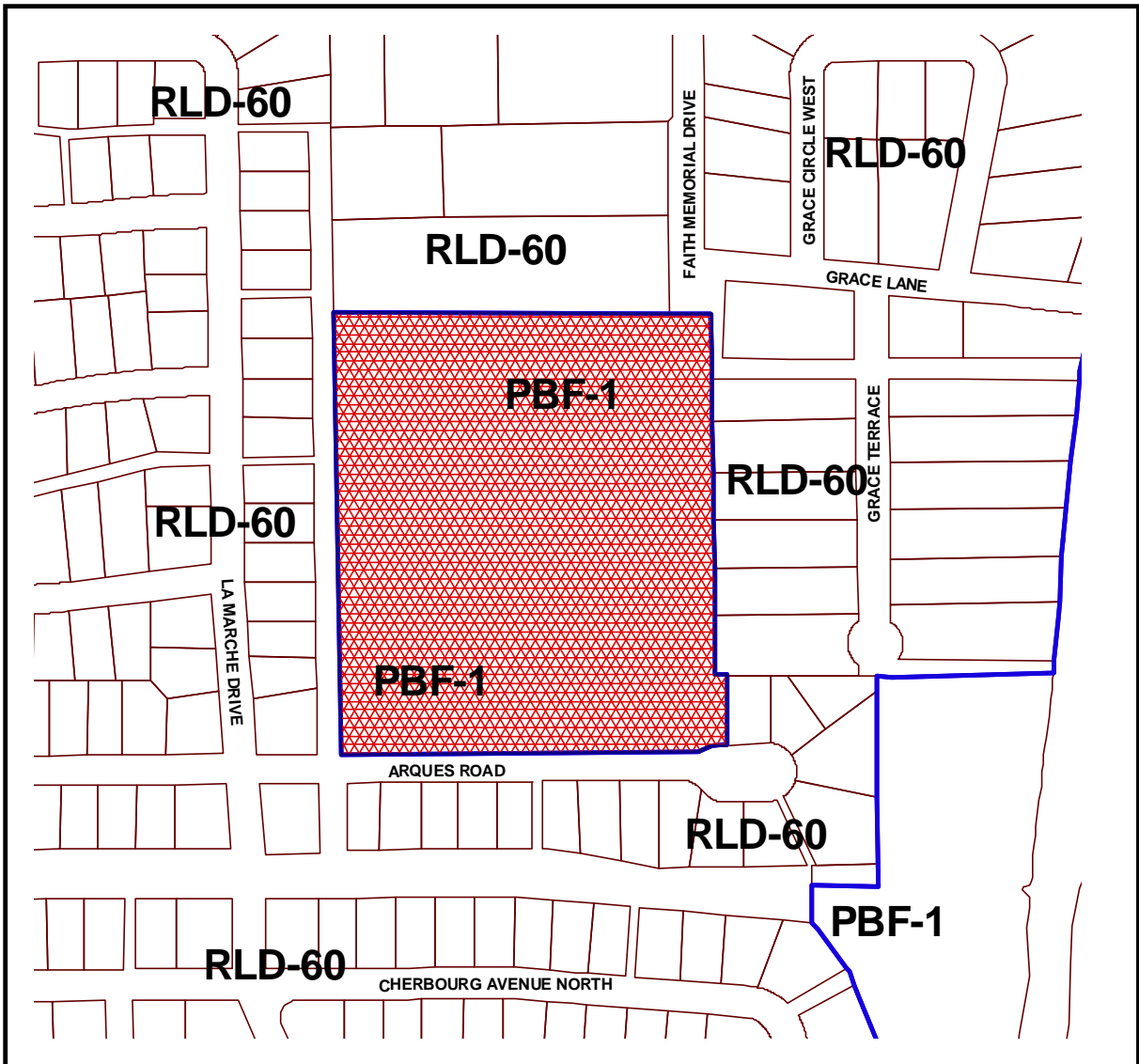


Upon visual inspection of the subject property on October 23, 2015 the required Notice of Public Hearing sign **was not** posted. Applicant was contacted and provided with new notice signs on October 26, 2015.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **ORD. 2015-0688** be **APPROVED**.





<p>REQUEST SOUGHT:</p> <p>FROM: PBF-1</p> <p>TO: PBF-2</p>		<p>0 100 Feet</p> <p>COUNCIL DISTRICT: 10</p>
<p>ORDINANCE NUMBER: ORD-2015-0688</p>	<p>TRACKING NUMBER: T-2015-0899</p>	<p>Exhibit 2</p>