

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2017-0193

APRIL 6, 2017

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 **2017-0193**.

Location: 0 Pablo Point Drive,
between Picarsa Drive and Shipwatch Drive

Real Estate Numbers: 167141-0000

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

Proposed Zoning District: Residential Low Density-90 (RLD-90)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Greater Arlington/Beaches, District 2

Planning Commissioner: Vacant

City Council District: The Honorable Aaron Bowman, District 3

Owner: George H. Hodges
Kernan R. Hodges Trust
P.O. Box 16771
Jacksonville, FL 32245

Agent: Paul M. Harden, Esq.
Law Office of Paul M. Harden
501 Riverside Avenue, Suite 901
Jacksonville, FL 32202

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2017-0193** seeks to rezone 21.85 acres of land from Residential Rural-Acre (RR-Acre) to Residential Low Density-90 (RLD-90) for the purpose of developing residential lots consistent with the RLD-90 Zoning District. The subject site is currently vacant, undeveloped land which is accessed via the intersection of Picarsa Drive and

Pablo Point Drive, both residential roads. A stub-out exists indicating that residential development was anticipated for this location at some point in the future. The subject site has been designated as Low Density Residential (LDR) on the Future Land Use Map series (FLUMs) of the *2030 Comprehensive Plan* and is located in the Suburban Development Area. The LDR land use category allows for a maximum density of seven (7) dwelling units per acre, which would permit approximately 152 lots on the subject site. However, given the minimum lot area allowed in the RLD-90 Zoning District (9,900 square feet), the site would be able to accommodate a maximum of about 96 lots (minus the area set aside for rights-of-way and drainage) – a density of approximately 4.4 units per acre. The site is accessed from Pablo Point Drive and is surrounded by residential properties.

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 of the Zoning Code, *Advisory recommendation on amendment of Zoning Code or rezoning of land*, the Planning and Development Department finds that the subject property is located in the LDR functional land use category of the Suburban Development Area according to the Future Land Use Map series (FLUMs) adopted as part of the *2030 Comprehensive Plan*. Single-family residential uses are permitted in the LDR land use category as a principal use in the Suburban Development Area. The RLD-90 Zoning District is a primary district within the LDR land use category.

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

Yes. The proposed rezoning furthers the goals of the *2030 Comprehensive Plan*, based on the following objectives and policies summarized below:

Future Land Use Element (FLUE) Objective 1.1

Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and

discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE 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.

FLUE 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 Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

FLUE Policy 3.1.11

The City shall require new residential areas to be designed to include an efficient system of internal circulation and connection to adjacent developments and neighborhoods. The Land Development Regulations shall detail the requirements for public access and interconnectivity within and between developments based on standards such as but not limited to a connectivity score, maximum separations between connections to adjacent developments, and rules relative to hours, operations, and public safety considerations for any restriction of access through the use of gates.

FLUE 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.

The proposed rezoning seeks to develop single-family residential lots accessed via Pablo Point Drive, connecting to the existing residential neighborhood, currently zoned RLD-90, located immediately adjacent and to the south of the subject site. Specific requirements for access and connectivity to the adjacent neighborhood will be addressed in the development review process. The subject site is on a residential infill property and is located approximately ½ mile to the north of commercial uses along Atlantic Boulevard. Therefore, the proposed rezoning to single-family residential uses on the vacant, undeveloped subject site is consistent with FLUE Objectives 1.1, 3.1, and 6.3; and FLUE Policies 1.1.22 and 3.1.11.

The proposed rezoning has been identified as being related to the following issues identified in the *2030 Comprehensive Plan*:

Airport Environment Zone

The site is located within the 300 foot Height and Hazard Zone for the Mayport Naval Air Station. Zoning will limit development to a maximum height of less than 300 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.10051(d).

FLUE Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

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

No. The proposed rezoning to RLD-90 would not be in conflict with any portion of the City's land use regulations.

SURROUNDING LAND USE AND ZONING

The subject property is located on the north of Atlantic Boulevard, accessed via Pablo Point Drive, a local roadway. The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	PUD	Single-family
East	AGR III/IV	RR-Acre/PUD	Marsh/water
South	LDR	RLD-90	Single-family
West	LDR	RLD-90	Single-family

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on March 21, 2017, the required Notice of Public Hearing signs were posted.



Source: Staff, Planning and Development Department

Date: March 21, 2017

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2017-0193** be **APPROVED**.



Aerial

Source: Staff, Planning and Development Department

Date: March 22, 2017



Subject property

Source: Staff, Planning and Development Department

Date: March 21, 2017



Single-family residence to the southwest of the entrance to the subject site

Source: Staff, Planning and Development Department

Date: March 21, 2017



Single-family residence to the west of the subject site entrance at Pablo Point Drive

Source: Staff, Planning and Development Department

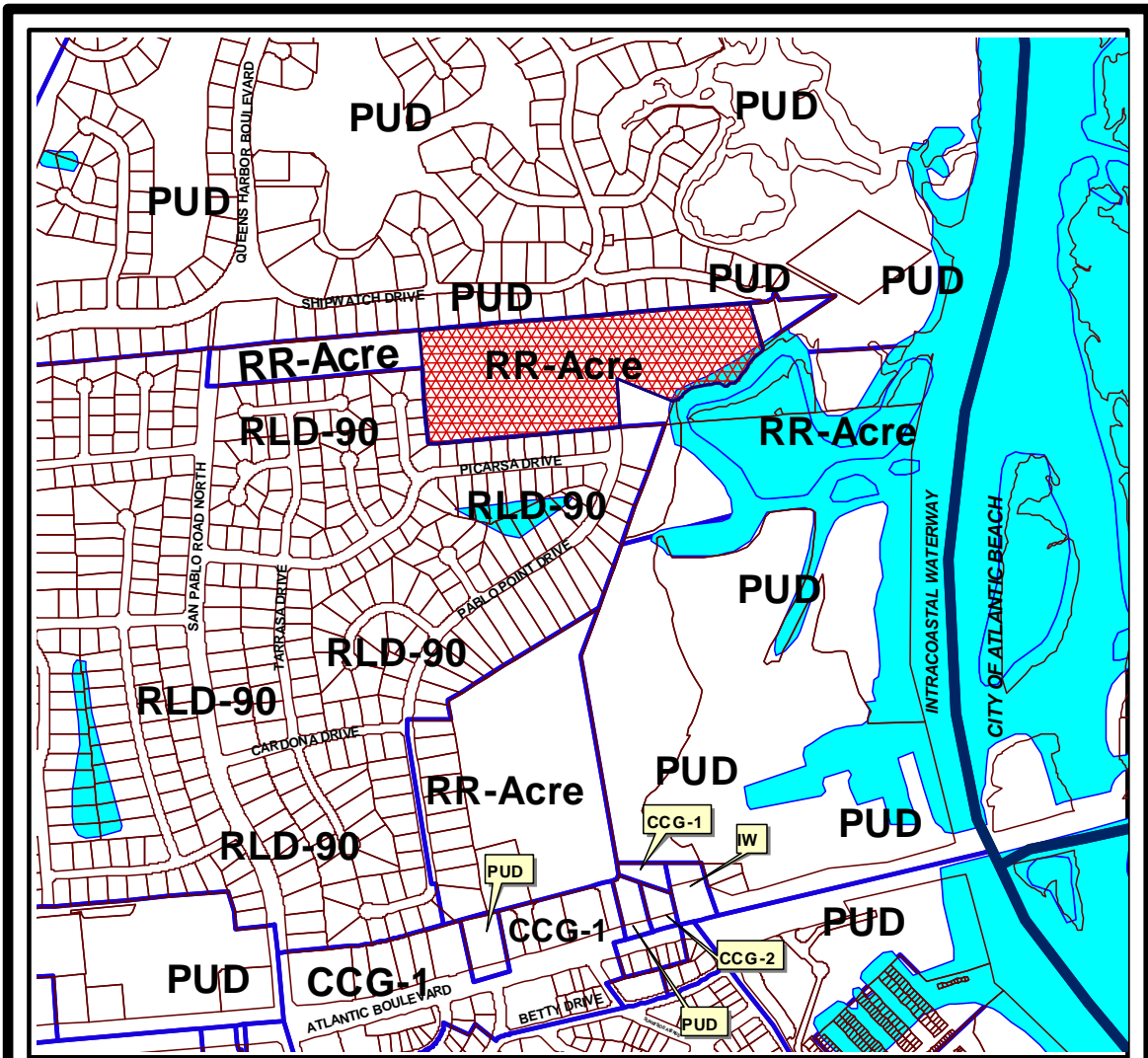
Date: March 21, 2017

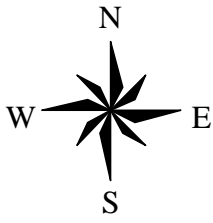
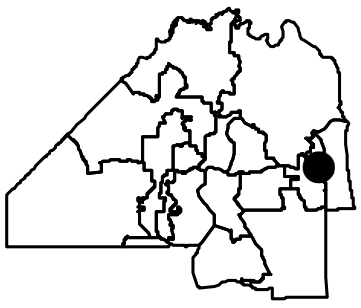


Single-family residence to the east of the subject site entrance at Pablo Point Drive

Source: Staff, Planning and Development Department

Date: March 21, 2017



REQUEST:		
FROM:	RR-Acre	
TO:	RLD-90	COUNCIL DISTRICT:
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ORDINANCE NUMBER: ORD-2017-0193	TRACKING NUMBER: T-2017-1373	Page 1 of 1