

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2017-754

DECEMBER 7, 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 **2017-754**.

Location: 8385 Taylor Field Road

Real Estate Number: 016060-0010

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

Proposed Zoning District: Agriculture (AGR)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southwest (4)

Owner: Dung Phan Ba Nguyen
8385 Taylor Field Road
Jacksonville, FL 32244

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2017-754** seeks to rezone approximately 15.34 acres of land from RR-Acre to AGR. The property is currently developed with a single family dwelling and several detached accessory structures. The rezoning is sought to allow an organic farming operation and to raise farm animals on the property.

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 district consistent with the functional land use category identified in 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 LDR functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The AGR zoning district is a secondary zoning district within the LDR functional land use category, and the subject property meets the secondary criteria and standards. In the Suburban Development Area, raising animals is a secondary use under the LDR land use category. The site is located on a local road, between AGR and ROS land uses.

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

Yes. The proposed rezoning is consistent with the following Goals, Objectives, and Policies of the 2030 Comprehensive Plan, Future Land Use Element:

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.

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.

Policy 1.1.8

Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

Policy 1.1.10

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

Objective 1.2

Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

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.

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 requirements of the AGR zoning district as set forth in the Zoning Code.

SURROUNDING LAND USE AND ZONING

The subject property is located at the east end of Taylor Field Road. The site is located in the Suburban Area Development Boundary. The proposed AGR zoning district permits rural development well suited to the condition of the area.

The area along Taylor Field Road is largely residential or semi-rural in nature and is characterized by large lots with single-family homes. During a visit to the subject site, staff noticed that many of the homes along Taylor Field Road had equipment or structures on their

properties that appeared agricultural in nature. The adjacent parcel to the West of the subject parcel is already zoned AGR. Surrounding land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RR-Acre	Single-family home
East	ROS	ROS	McGirts Creek Park
South	LDR	RR-Acre	Single-family home
West	LDR	RR-Acre/AGR	Single-family home

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on November 21, 2017, 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 **2017-754** be **APPROVED**.



Existing structure and trailers from Taylor Field Road, facing North



Another view of the subject site from Taylor Field Road, facing North



Eastern end of Taylor Field Road with gated entrance to 8359 Taylor Field Road.



Adjacent property to the South, across Taylor Field Road



Neighbor to previous adjacent property, also adjacent to the subject parcel on the South side of Taylor Field Road.

