



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

August 21, 2025

The Honorable Kevin Carrico
The Honorable Joe Carlucci, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2025-0515**

Dear Honorable Council President Carrico, Honorable Council Member and LUZ Chairperson Carlucci 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 Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were several speakers in opposition, noting that while the neighborhood to the north of the subject property is zoned RLD-60, the existing lots are much larger than the minimum standard for this district. They expressed concern that approval of the rezoning request to RLD-60 would allow the creation of lots inconsistent with the established character of the neighborhood. The Commissioners expressed minimal concern but inquired about roadway capacity, to which staff responded that the nearest roadway was operating at 37% capacity.

Planning Commission Vote: **7-0**

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

Dorothy Gillette

Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Erin L. Abney', with a stylized, flowing script.

Erin L. Abney, MPA

Chief, Current Planning Division
Planning Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING DEPARTMENT FO

APPLICATION FOR REZONING ORDINANCE 2025-0515

AUGUST 21, 2025

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2025-0515**.

<i>Location:</i>	6210 & 6211 Pernecia Street, between 118 th Street and Joy Drive South
<i>Real Estate Number:</i>	097885 0010; 097885 0020
<i>Current Zoning District:</i>	Residential Rural-Acre (RR-Acre)
<i>Proposed Zoning District:</i>	Residential Low Density-60 (RLD-60)
<i>Current Land Use Category:</i>	Low Density Residential (LDR)
<i>Planning District:</i>	District 4 – Southwest
<i>Applicant/Owner:</i>	Jacob Parker 6211 Pernecia Street Jacksonville, FL 32244
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0515** seeks to rezone approximately 4.99± acres of property from Residential Rural-Acre (RR-Acre) to Residential Low Density-60 (RLD-60). The property is in the Low Density Residential (LDR) land use category within the Urban Area of the Future Land Use Element of the 2045 Comprehensive Plan. The request to rezone the property is to allow the property owner to build single-family dwellings. The RLD-60 zoning district requires a minimum of 6,000 square feet and 60 feet of width per dwelling.

The applicant previously sought a rezoning to a PUD earlier this year under Ordinance 2024-0980. The PUD sought to permit a maximum of 21 single-family dwellings meeting the RLD-50 zoning district standards. The dwellings would have been permitted to be either rented, or owners would have been allowed to move their manufactured homes on-site. The PUD was ultimately denied by City Council on March 11th due to concerns that the proposed development was not going to keep in character with the surrounding neighborhood.

This proposed conventional rezoning would be extending the existing RLD-60 zoning district found to the north and permit development that is consistent with the RLD-60 district.

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 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?

The 4.99-acre subject site is located at the south end of Pernecia Street, about 550 feet east of Wesconnett Blvd, although there is no direct access to Wesconnett Blvd. According to the City's Functional Classification Map, Pernecia Street is an unclassified roadway. The property is also located in the LDR land use category and the Urban Development Area as identified in the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan. The applicant is seeking a rezoning from Residential Rural – Acre (RR-Acre) to Residential Low Density-60 (RLD-60).

According to the Category Descriptions of the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Urban Development Area is intended to provide for low-density residential development.

The maximum gross density in the Urban and Suburban Areas shall be 7 units/acre when centralized potable water and wastewater services are available to the site. The maximum density if the site is not served by central sewer and potable water is 2 units per acre and minimum lot size must be ½ an acre. The maximum gross density shall be 4 units acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.

The applicant provided a JEA letter of availability the development will connect to central water and sewer services.

Sensitive Category II wetlands are located on the site. An analysis of the wetlands are provided in the details below.

The proposed rezoning to RLD-60 is consistent with the 2045 Comprehensive Plan.

2. ***Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan. According to the Future Land Use Element (FLUE), Low Density Residential in the Urban Area allows for single-family residential development with a maximum density of seven units/acre when both centralized potable water and wastewater are available. The maximum gross density shall be 4 units/acre and the minimum lot size shall be one quarter of an acre if either one of centralized potable water or wastewater services are not available. The maximum gross density shall be two units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available.

Future Land Use Element

Policy 1.1.7

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.

Policy 1.1.21

Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

Objective 3.2

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 residents. 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 Comprehensive Plan and Land Development Regulations.

Property Rights Element (PRE)

Goal 1

The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statutes.

Objective 1.1

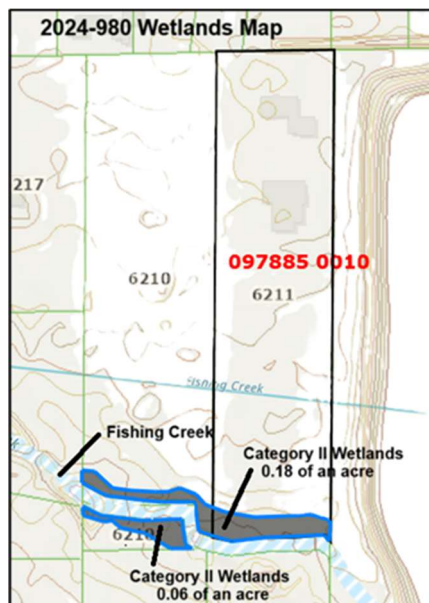
Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.

Policy 1.1.1

The City will ensure that private property rights are considered in local decision making.

Wetlands

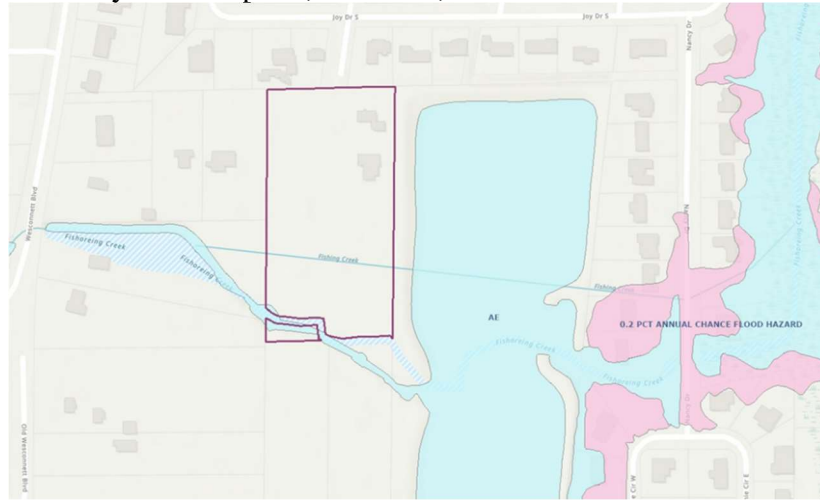
Based upon the city's geographic information data, the Planning and Development Department has determined the general location, type, size, quality and functional value of all wetlands located within the boundaries of the application site. The site includes Category II wetlands.



Flood Zones

Approximately 0.06 acres of the site is located within the AE Flood Zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA).

FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year. The AE flood zone refers to areas within the 100-year floodplain, or SFHA, where flood insurance is mandatory.



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. If approved as recommended by the staff of the Planning Department, the subject property will be rezoned from RR-Acre to RLD-60 to permit the development of new single-family homes subdivided into lots a minimum of 60 feet in width and 6,000 square feet in area. In order to maximize the development potential of the property, an approved public or private right of way would need to be constructed, extending Pernecia Street into the subject parcel.

SURROUNDING LAND USE AND ZONING

The 4.99 acre subject site is located at the south end of Pernecia Street, about 550 feet east of Wesconnett Boulevard. The subject site currently has two single-family homes on the property. The east side of the property abuts a retention pond which is approximately twice the size of the property. North of the site are single-family homes zoned RLD-60. West of the site are also single-family homes and undeveloped land. There are several vehicle dealerships at the nearby corner of Blanding Boulevard and 118th Street, south and southwest of the site.

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RLD-60	Single family dwellings

South	LDR	RR-Acre / PUD (2009-0662)	Single family dwelling, KIA dealership, undeveloped
East	LDR	RR-Acre	COJ retention pond
West	LDR	RR-Acre	Single family dwellings

It is the opinion of the Planning Department that the requested rezoning to RLD-60 will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

The applicant provided photo evidence that the required Notice of Public Hearing sign was posted on June 12, 2025.

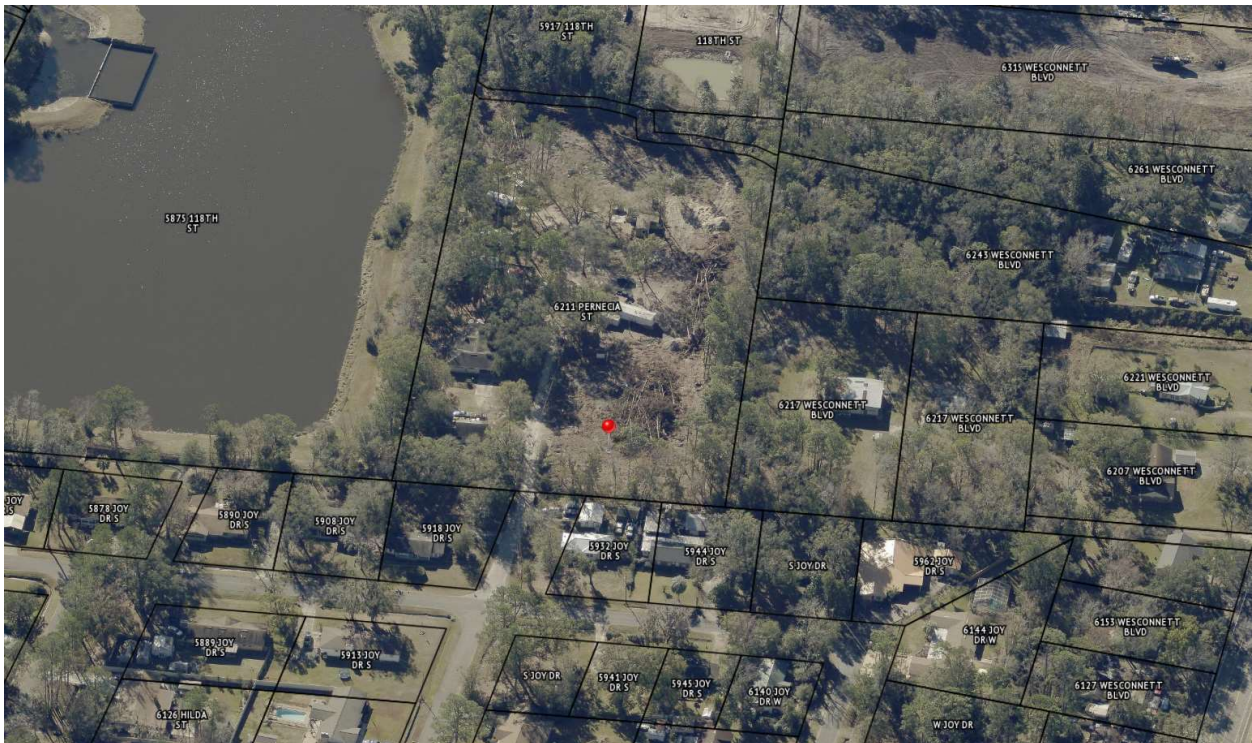


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0515** be **APPROVED**.



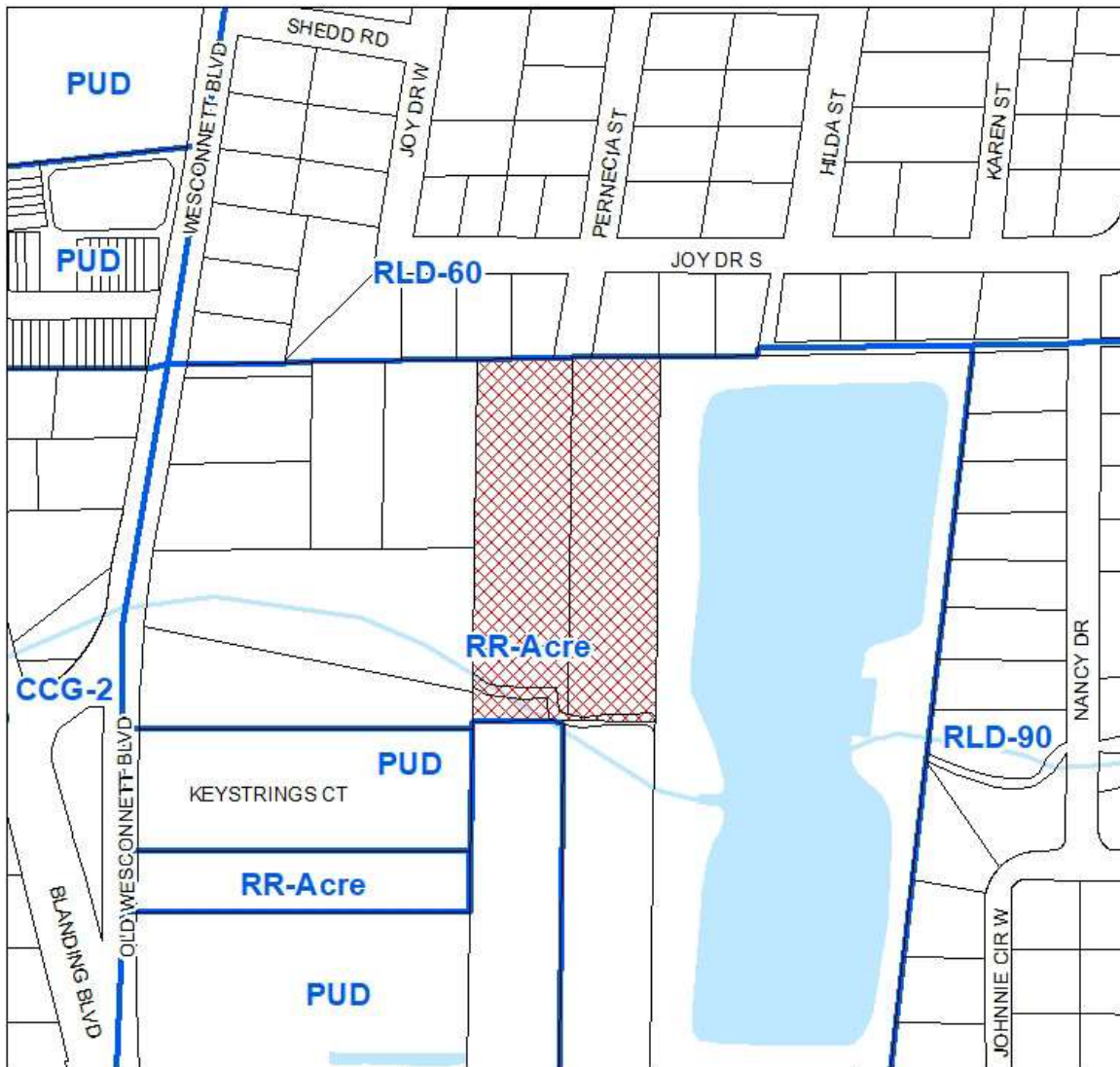
Aerial view of the subject property, facing north.



Aerial view of the subject property, facing south.



View of the subject property from Pernecia Street.

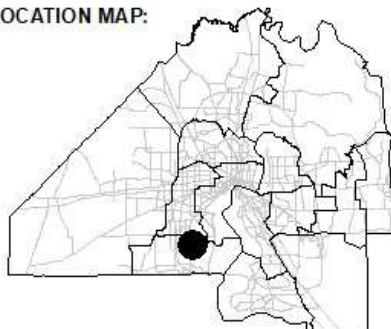


REQUEST SOUGHT:

FROM: RR-ACRE

TO: RLD-60

LOCATION MAP:



0 100 200 400
Feet

COUNCIL DISTRICT:

14

ORDINANCE NUMBER

ORD-2025-0515

TRACKING NUMBER

T-2025-6270

**EXHIBIT 2
PAGE 1 OF 1**