

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0062

FEBRUARY 20, 2025

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 **2025-0062**.

<i>Location:</i>	0 Julington Creek Road and 12515 Aladdin Road. Between Tar Kiln Road and Aladdin Road
<i>Real Estate Number:</i>	158204-1000; 158204-0000
<i>Current Zoning District:</i>	Residential Rural-Acre (RR-Acre)
<i>Proposed Zoning District:</i>	Conservation (CSV)
<i>Current Land Use Category:</i>	Low Density Residential (LDR)
<i>Planning District:</i>	Southeast, District 3
<i>Council District:</i>	District 6
<i>Applicant:</i>	Hayden Phillips, Esq. Rogers Towers, P.A. 1301 Riverplace Blvd, Suite 1500 Jacksonville, Florida. 32207
<i>Owner:</i>	Nanette Roccapriore Trustee for Multiple Trusts 0 Julington Creek Road Jacksonville, Florida 32223
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0062** seeks to rezone 15.8± acres of undeveloped property from Residential Rural-Acre (RR-Acre) to Conservation (CSV) to preserve the wetlands and marshlands of Oldfield Creek. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use categories as

defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2045 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 2045 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 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?

Yes. The subject site is 15.8 acres and is located along the north side of Julington Creek Road, a collector roadway. The site is composed entirely of Oldfield Creek and the surrounding wetlands. The site is located in Council District 6, Planning District 3, and the Suburban Development Area.

The applicant is proposing a rezoning from Rural Residential-Acre (RR-Acre) to Conservation (CSV) to protect sensitive wetlands and coastal areas as part of a development. This rezoning is one portion of a larger site, the other portion of which is subject to PUD ordinance 2025-0061, which encompasses the residential build out portion of the development.

Low Density Residential (LDR) 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. CSV is a secondary zoning district in the LDR land use category.

The proposed rezoning to CSV is consistent with the LDR land use category and the goals and objectives of the 2045 Comprehensive Plan.

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

Yes. This rezoning does further the Goals, Objectives and Policies of the 2045 Comprehensive Plan, including the following:

Future Land Use Element

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness 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 1.4 Protect areas of unique natural beauty by including consideration of the natural features and physical characteristics of the City, such as soils, topography, vegetation etc., in all development orders.

Objective 1.5 Maintain, enhance and conserve natural and environmental resources, especially coastal resources.

Policy 1.5.10 In accordance with the Conservation/Coastal Management Element, the City shall encourage environmentally sensitive areas to be placed in a Conservation land use category, Conservation zoning district, and/or conservation easement.

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

No. The proposed rezoning does not conflict with any portions of the City's land use regulations. If approved, the subject property will be reserved as a nature area where no development will be permitted.

SURROUNDING LAND USE AND ZONING

The subject site is located north of Julington Creek Road just east of Alladin Road. Nevertheless the surrounding Zoning Districts and Land Use Categories are as followed:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	PUD/RR-Acre	Single Family Dwellings
South	LDR	RLD-90/RR-Acre	Single Family Dwellings
East	LDR	RLD-90	Single Family Dwellings
West	LDR	PUD/AGR/ RR-Acre	Single Family Dwellings

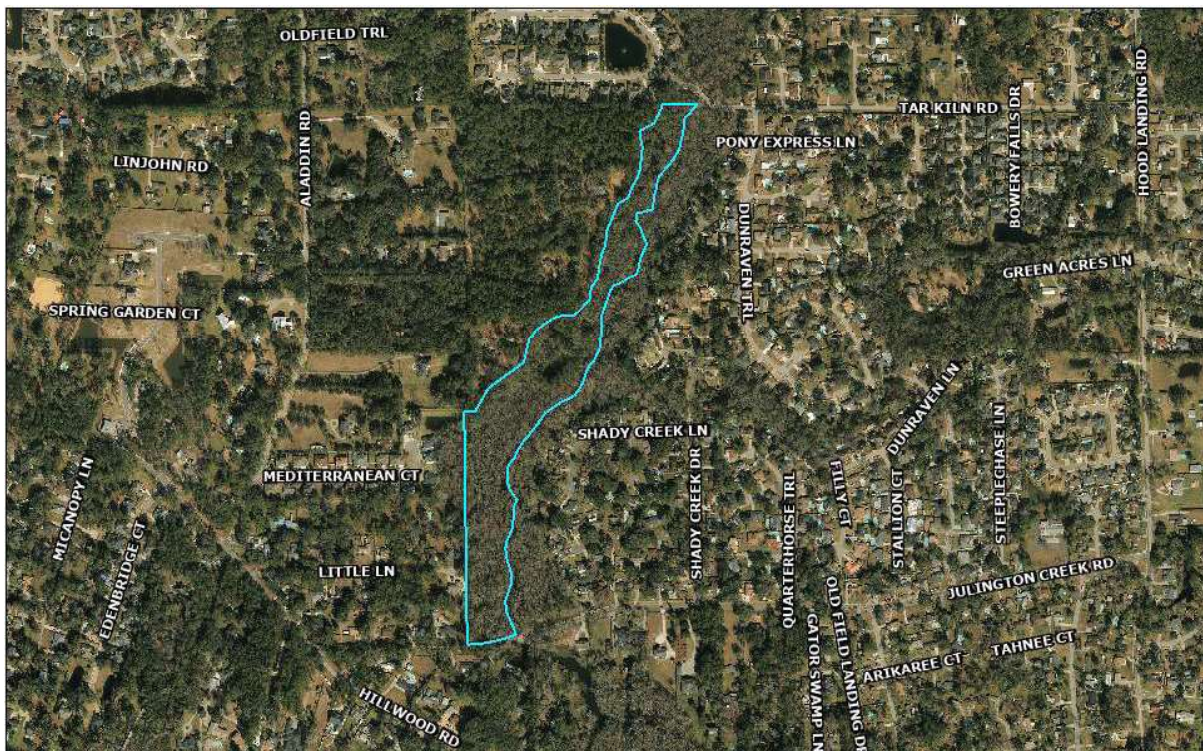
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on February 11, 2025 by the Planning and Development Department, the required Notice of Public Hearing sign **was** posted.



RECOMMENDATION

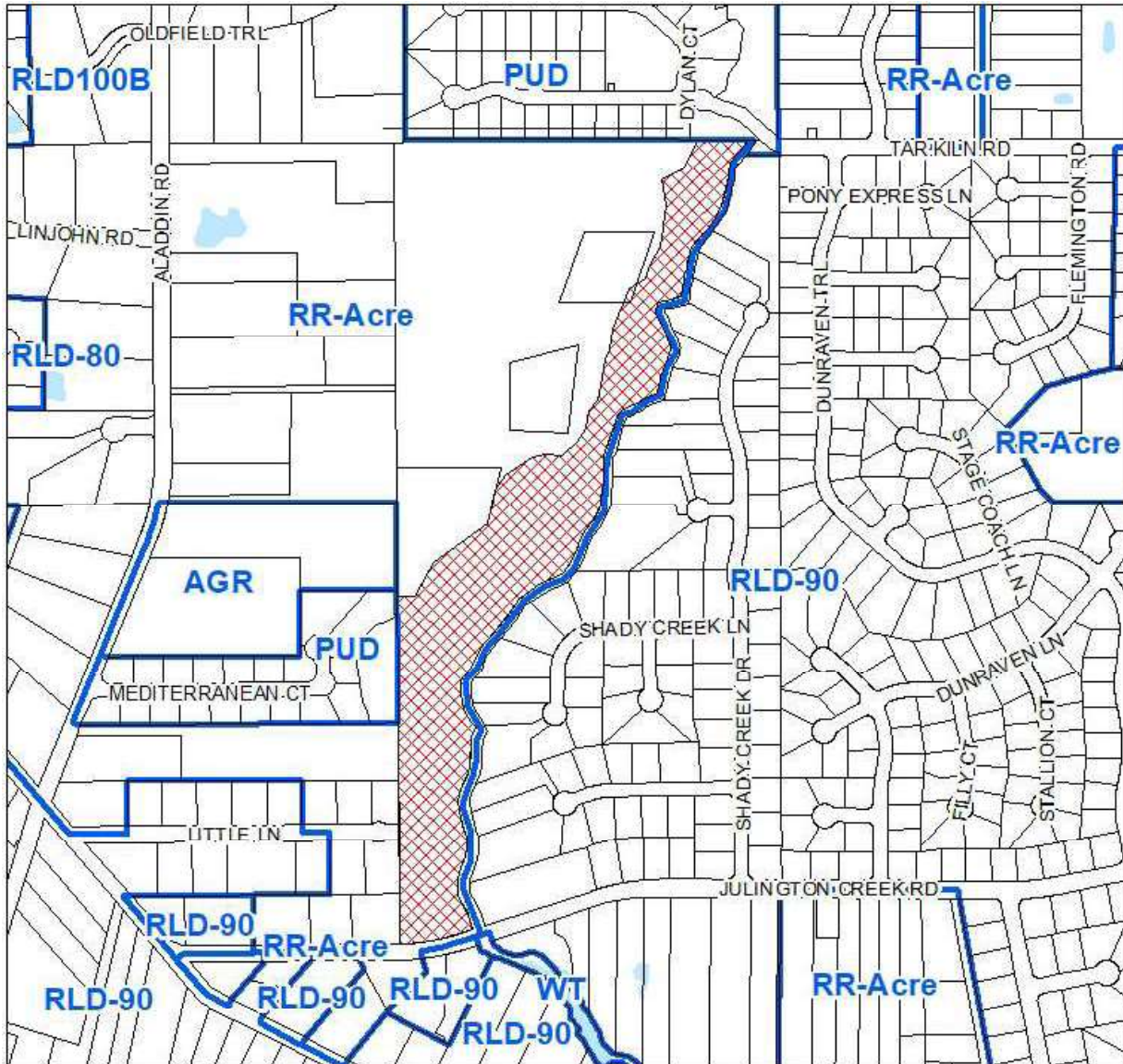
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2025-0062** be **Approved**.



Aerial View



View of the Property from Julington Creek Road

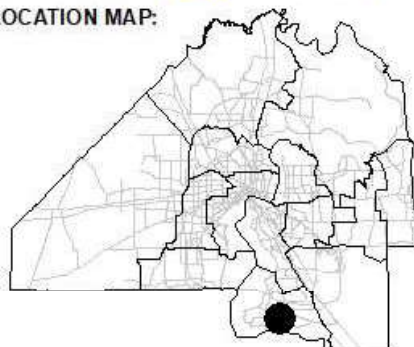


REQUEST SOUGHT:

FROM: RR-ACRE

TO: CSV

LOCATION MAP:



0 200 400 800
Feet

COUNCIL DISTRICT:

6

ORDINANCE NUMBER

ORD-2025-0062

TRACKING NUMBER

T-2024-5982

**EXHIBIT 2
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Legal Map