



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
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Jacksonville, FL 32202
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August 7, 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.: 2025-0451**

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 no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: **5-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Absent
Lamonte Carter	Aye
Amy Fu	Absent
Charles Garrison	Aye
Ali Marar	Absent
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
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REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0451

AUGUST 7TH, 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 **2025-0451**.

<i>Location:</i>	0 Hood Landing Road, between Jeremys Landing Drive North and Carriage Crossing Drive
<i>Real Estate Number:</i>	158087-0030; 158087-0040
<i>Current Zoning District:</i>	Residential Rural-Acre (RR-Acre)
<i>Proposed Zoning Districts:</i>	Residential Low Density-90 (RLD-90)
<i>Current Land Use Category:</i>	Low Density Residential (LDR)
<i>Planning District:</i>	District 3—Southeast
<i>Council District:</i>	District 6
<i>Applicant/Agent:</i>	Randolph Island Combs Premier Realty Group 4320 Deerwood Lake Parkway, Suite 101260 Jacksonville, FL 32216
<i>Owners:</i>	Jesus and Martha Cedillo 7843 Sunnydale Lane Jacksonville, FL 32256 Denisse Herrera 6426 Wood Valley Road Jacksonville, FL 32217
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0451** seeks to rezone 1.00± acres of land from Residential Rural-Acre (RR-Acre) to Residential Low Density-90 (RLD-90). The request is being sought in order to allow for the development of two single-family dwellings. The subject property consists of two vacant lots that are .45 and .55 acres in size, respectively.

There is a companion Waiver of Road Frontage (**2025-0452/WRF-25-07**) seeking to decrease the required road frontage for 158087-0040 from 80 feet required to 25 feet and is scheduled to be heard by LUZ on August 19th, 2025.

An almost identical request to this application was filed for the property directly to the south, under 2024-0281 and 2024-0282, and was approved and enacted. 2024-0281 was a conventional rezoning from RR-Acre to RLD-90 to permit the development of two single-family dwellings. 2024-0282 was the companion Waiver of Road Frontage, which sought to reduce the required road frontage for the second lot from 80 feet to 25 feet.

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?

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 will be located in the LDR functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2045 Comprehensive Plan. According to the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Suburban Development Area is intended to provide for low density residential development. Principal uses include single family and multi-family dwellings. The maximum gross density in the Suburban Development Area shall be 7 units/acre when centralized water and sewer are available. The maximum gross density shall be 2 units per acre and the minimum lot size shall be 1/2 of an acre when both centralized potable water and wastewater services are not available.

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

Yes. The proposed rezoning is consistent with the following Goals, Objectives, and Policies of the 2045 Comprehensive Plan, Future Land Use Element:

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

Though the request is a decrease in lot size requirement from one acre to 9,900 square feet, the increase in density within the LDR land use category is compatible with the surrounding properties.

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.

The proposed decreased lot size and requirements is consistent with the above policy, and provides a gradual and compatible transition of density in the area. It should be noted, that the RLD-90 zoning district requires a minimum of 9,900 square feet per lot, however, the applicant will be providing two lots, 19,600 square feet (.45 acres) and 21,780 square feet (.55 acres) in size.

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-90 to allow for two single-family dwellings.

SURROUNDING LAND USE AND ZONING

The 1.00-acre subject property is currently vacant and is located on the east side of Hood Landing Road near the intersection of Hood Landing Road and Jeremys Landing Drive North. The proposed RLD-90 zoning district permits development well suited to the contiguous residential development, as a transitional density. The area along Hood Landing Road is largely residential in nature and the predominant zoning district found is RR-Acre and RLD-90. 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 Dwellings
East	LDR	PUD 1987-0668	Single-Family Dwellings

South	LDR	RLD-90	Single-Family Dwellings
West	LDR	RLD-90	Single-Family Dwellings

It is the opinion of the Planning Department that the requested rezoning to RLD-RLD-90 will be compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **July 2nd, 2025** by the Planning Department, the required Notice of Public Hearing signs **was** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2025-0451** be **APPROVED**.



Source: Planning Department, 7/28/25

Aerial view of the subject site and parcel, facing north.



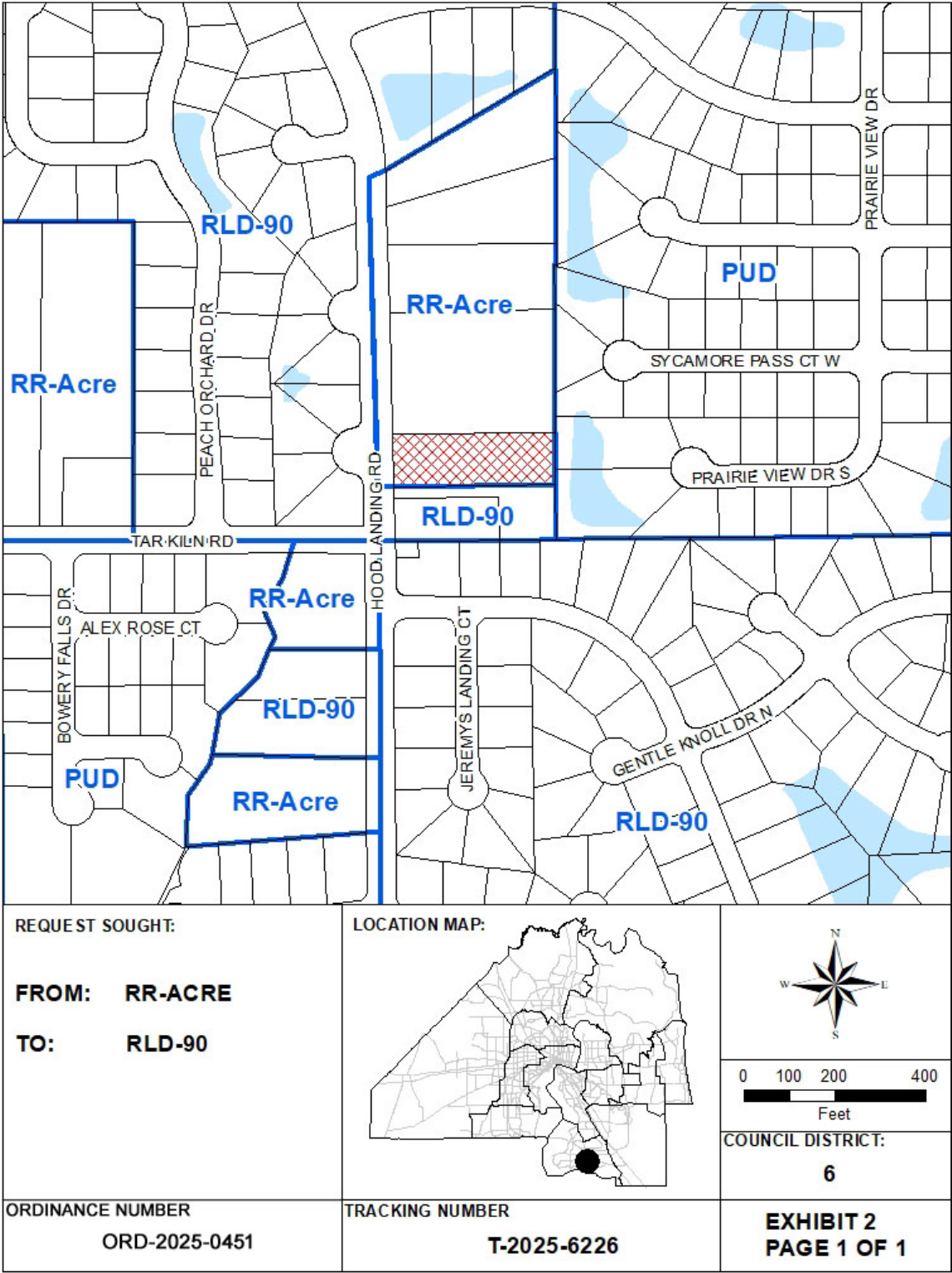
Source: Planning Department, 7/28/25

View of the subject property, from Hood Landing Road.



Source: Google Street View, 7/28/25

View of the Jeremy's Landing, a subdivision located south of the subject property that is zoned RLD-90.



Legal Map