

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0215

APRIL 17, 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 2025-0215**

<i>Location:</i>	0, 1326, 1340, 1344 & 1354 Starratt Road, between Duval Station Road and Dunn Creek Road
<i>Real Estate Numbers:</i>	106873 0010, 106869 7000, 106872 0000; 106874 0150, 106874 0200, 106871 0000
<i>Current Zoning District:</i>	Residential Rural-Acre (RR-Acre) Residential Low Density-100B (RLD-100B)
<i>Proposed Zoning District:</i>	Residential Medium Density-A (RMD-A)
<i>Current Land Use Category:</i>	Low Density Residential (LDR)
<i>Planning District:</i>	District 6 – North
<i>Council District:</i>	District 2
<i>Applicant/Agent:</i>	Cyndy Trimmer, Esq. Driver, McAfee, Hawthorne and Diebenow, PLLC 1 Independent Drive, Suite 1200 Jacksonville, Florida 32202
<i>Owners:</i>	Ronnie C. Plymill 1340 Starratt Road Jacksonville, Florida 32218 Lupoli Properties LLC 5124 Farm Creek Road St. Augustine, FL 32092 Ming Chi Chan 1322 Starratt Road Jacksonville, FL 32218
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning **2025-0215** seeks to rezone approximately 34.13± acres of land from Residential Rural-Acre (RR-Acre) and Residential Low Density-100B (RLD-100B) to Residential Medium Density-A (RMD-A) zoning district to permit townhomes. The subject property currently consists of six parcels that are either vacant or developed with single-family dwellings. The existing land use category is Low Density Residential (LDR), which permits a maximum of seven (7) units per acre when connected to both city water and sewer. Per the submitted JEA availability letter, the applicant seeks to develop the property with 220 townhomes.

The subject site is located on Starratt Road, which is classified as a collector road. Starratt Road between Duval Station Road and Dunn Creek Road, both collector roads, is currently operating at 44% capacity. This segment currently has a maximum daily capacity of vehicles per day of 22,400 (vpd) and average daily traffic of 9,837 vpd.

220 townhomes (ITE Code 215) could produce 1,584 daily trips.

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?

The 34.13 acre subject site is located south of Starratt Road and approximately 1/10th of a mile west of Dunn Creek Road, both of which are collector roadways. The proposed rezoning site is located in Planning District 6 (North), Council District 2, and is in the Suburban Development Area. The subject site is in the Low Density Residential land use category. The applicant seeks to rezone the subject site from RR-Acre to RMD-A.

According to the Category Descriptions of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan, Low Density Residential (LDR) in the Suburban Area is intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. The

maximum gross density in the Suburban Area shall be 7 units/acre when centralized potable water and wastewater services are available to the site and there shall be no minimum density. The maximum gross density shall be 2 units/acre, and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available. 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. Based on the JEA availability letter submitted by the applicant, the site appears to have access to public water and sewer.

RMD-A is a secondary zoning district in the LDR land use category, and therefore the proposed rezoning is consistent with the Low Density Residential Category as defined in 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 following policies of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

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.

The proposed rezoning with further this goal by providing a greater variety of housing options to meet the projected growth of the city.

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 rezoning will further this policy by allowing townhomes through the RMD-A zoning district. The RMD-A zoning district permits a lower intensity multi-family product that is compatible with surrounding uses.

Policy 3.1.5 The City shall provide opportunities for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

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 to Residential Medium Density-A (RMD-A) to allow for townhomes, and provide a greater variety of housing option to this area of the City.

SURROUNDING LAND USE AND ZONING

The subject property is located on Starratt Road, approximately 1/10th of a mile west of Dunn Creek Road, and directly across the street from the Dunn's Creek Baptist Church. The surrounding areas and uses are primarily residential with single-family dwellings and subdivisions located to the south, west, and east. The proposed rezoning to the RMD-A zoning district, which allows for townhomes, is consistent with the surrounding area. Nevertheless, the surrounding uses, land use categories, and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre	Dunn's Creek Baptist Church, vacant
South	LDR	RR-Acre	Single-family dwellings
East	LDR	RLD100A	Single-family dwellings
West	LDR	RR-Acre	Single-family dwellings

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

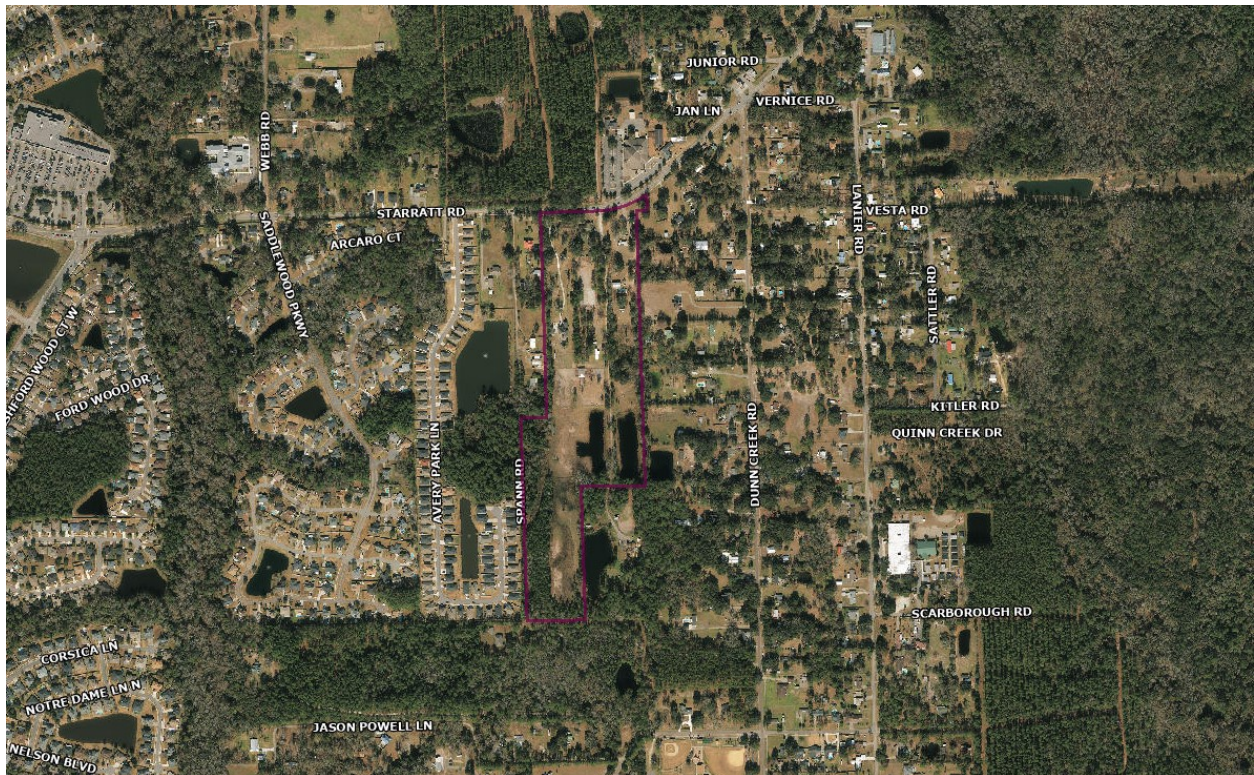
SUPPLEMENTARY INFORMATION

The applicant provided photo evidence and a sign posting affidavit to the Planning Department on **March 4, 2025** that the Notice of Public Hearing Signs have been posted on the property.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning **2025-0215** be **APPROVED**.



Aerial view of the subject property facing north.



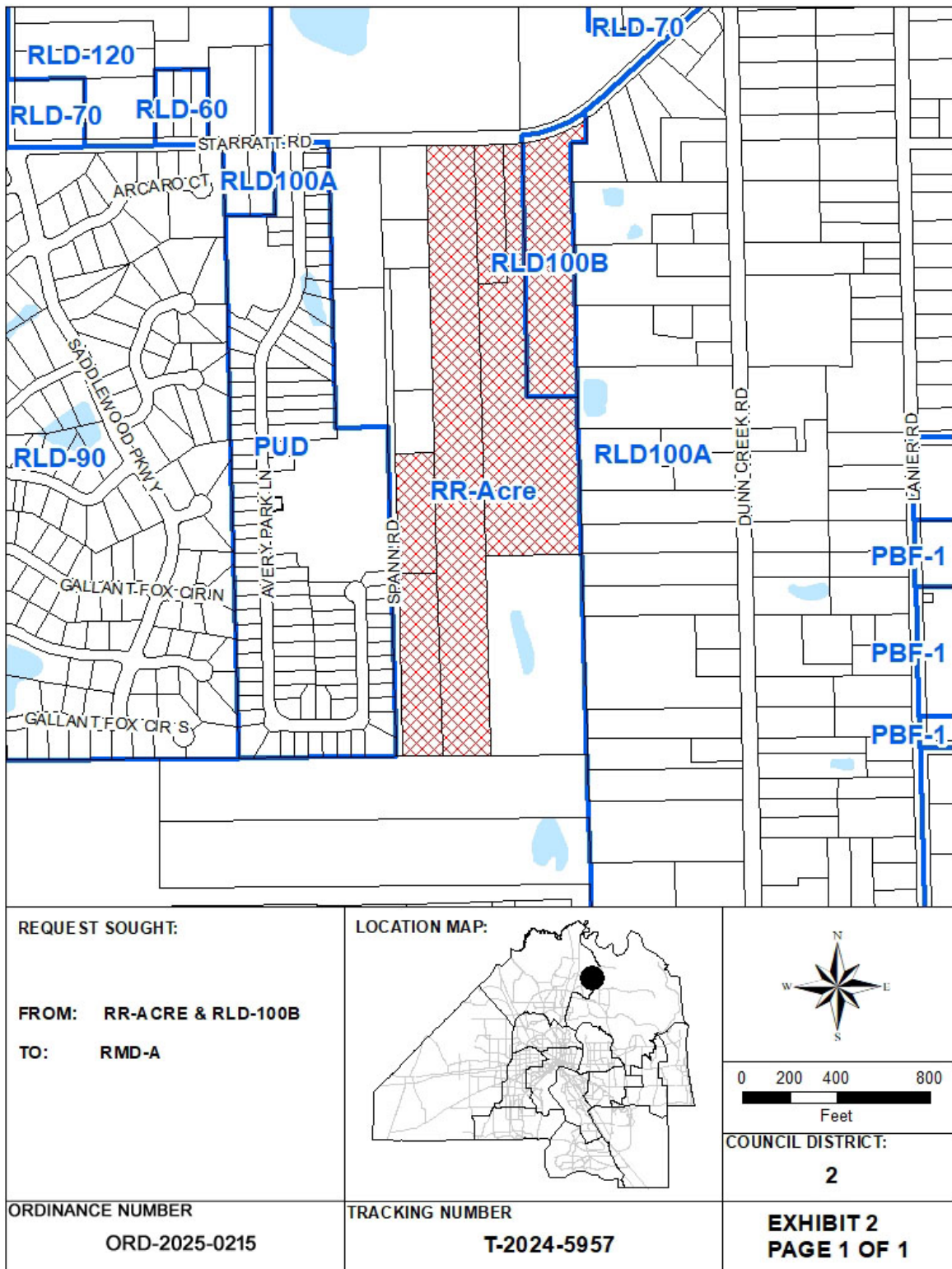
View of the subject property from Starratt Road.



View of the subject property from Starratt Road.



View of the Dunn's Creek Baptist Church, located north of the subject property.



Legal Map