



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning Department  
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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.: 2025-0517**

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 amongst the commissioners.

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 flourish at the end.

**Erin L. Abney, MPA**

Chief, Current Planning Division  
Planning Department  
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**REPORT OF THE PLANNING DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2025-0517**

**AUGUST 21, 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 **2025-0517**.

***Location:*** 0 Plummer Grant Road, between Carolyn Cove Drive and Joda Lane South

***Real Estate Number:*** 158244-0026; 158244-0034

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

***Proposed Zoning Districts:*** Residential Low Density-90 (RLD-90)

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** District 3—Southeast

***Council District:*** District 6

***Owners:*** James and Lockett Jones  
8550 Touchton Road Unit 811  
Jacksonville, FL 32216

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2025-0517** 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 with one 0.58 acres and the other 0.32 acres in size. The area surrounding the site is comprised completely of single family dwellings ranging in lot sizes. Across Plummer Grant Road from the subject site is completely zoned RLD-90 as the applicant is seeking. Additionally, there have been two PUD rezonings north of the subject site (1987-068 and 2014-0254) which both allow for RLD-60 standard lot sizes.

**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 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 1-acre subject site is located on the east side of Plummer Grant Road between Joda Lane North and Joda Lane South, all local roadways. The site is located within Planning District 3 (Southeast), Council District 6, and the Suburban Development Area. The subject site is in the LDR land use category. The applicant seeks to rezone the subject site from RR-Acre to RLD-90.

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 1/4 of an acre if either one of centralized potable water or wastewater services are not available.

RLD-90 is a primary zoning district in the LDR land use category, therefore the proposed rezoning is consistent with the LDR category defined in the 2045 Comprehensive Plan.

The proposed rezoning is consistent with the following Goals, Objectives, and Policies of the 2045 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, 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 1.1** 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.

**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.

**Goal 3** To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

**Objective 3.1** 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.

**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 Plummer Grant Road between Old St. Augustine Road and Julington Creek Road. The proposed RLD-90 zoning district permits development well suited to the contiguous residential development density as a

transitional density. The area along Plummer Grant Road is residential in nature and the predominant zoning district found is RR-Acre and RLD-90. Surrounding land uses and zoning districts are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	LDR	RR-Acre	Single-Family Dwellings
East	LDR	RR-Acre	Single-Family Dwellings
South	LDR	RR-Acre	Single-Family Dwellings
West	LDR	RLD-90	Single-Family Dwellings

It is the opinion of the Planning and Development 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 **August 14, 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 **2025-0517** be **APPROVED**.





### Aerial Photo



View of the Subject Site



Legal Map