

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2026-0016

FEBRUARY 5, 2026

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 **2026-0016**.

Location: 0 & 12245 Brady Road, between Brady Road and Orange Picker Road

Real Estate Number: 105725 0000, 105724 0000

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

Applicant/Agent: Hayden Phillips, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, FL 32207

Owners: Joseph & Lisa Coppedge
12245 Brady Road
Jacksonville, FL 32223

Lorraine Court LLC
12276 San Jose Boulevard, Suite 610
Jacksonville, FL 32223

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2026-0016** seeks to rezone 3.14± acres of land from Residential Rural-Acre (RR-Acre) to Residential Low Density-90 (RLD-90). The request is being

sought to permit the development of single-family dwellings. The subject property consists of two lots that are each over 1.5 acres in size.

Based on the minimum lot area requirements for the RLD-90 zoning district (9,900 square feet per dwelling), the maximum number of dwellings that could be built on site is thirteen (13).

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 Department finds that the subject property is 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 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.

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

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 staff, the subject property will meet the requirements of the RLD-90 zoning district as set forth in the Zoning Code.

SURROUNDING LAND USE AND ZONING

The 3.14-acre subject site is located on the north side of Brady Road, between Lorrie Lynn Lane and Melrose Plantation Drive. According to the City's Functional Highway Classification System, all three roads are classified as local roadways. The proposed RLD-90 zoning district permits development well suited to the contiguous residential development density as a transitional density. The area along Brady Road is largely residential in nature and the predominant zoning districts found include RR-Acre, RLD100A, RLD100B, 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 | RR-Acre | Single-Family Dwellings |
| South | LDR | RLD-90, RLD100B | Single-Family Dwellings |
| West | LDR | RR-Acre | Single-Family Dwellings |

The Planning Department finds that the requested rezoning to RLD-90 will be compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

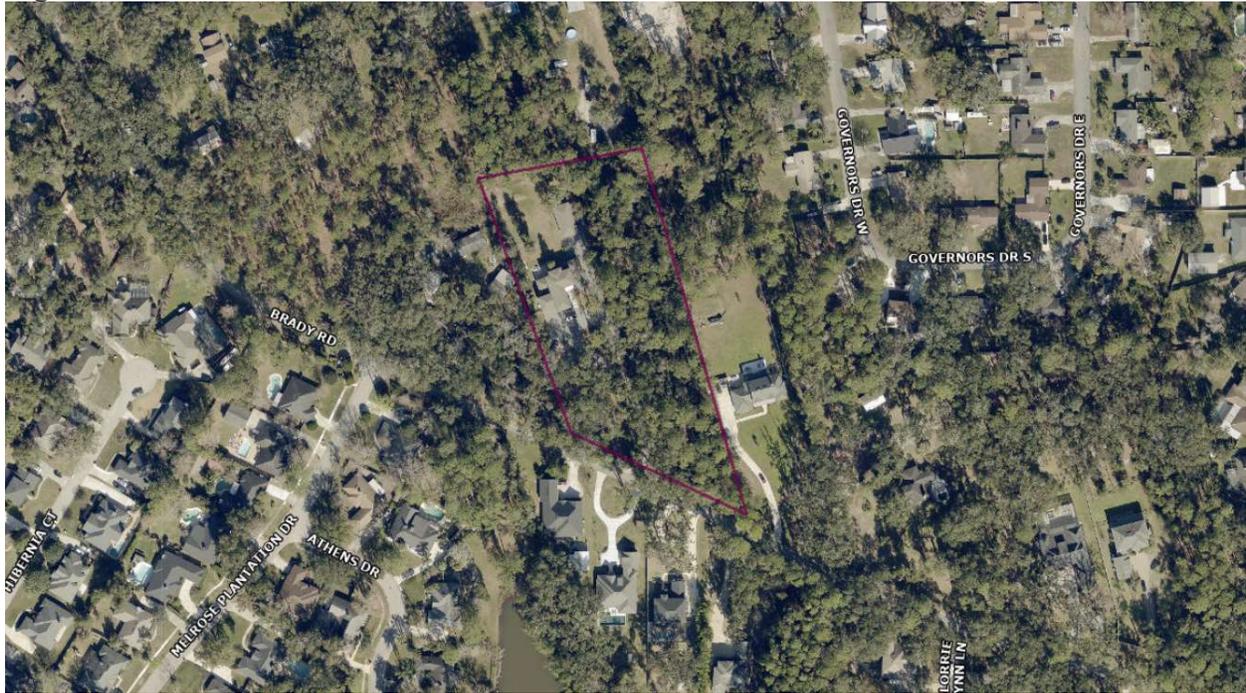
The applicant provided proof that the required Notice of Public Hearing signs were posted on January 21, 2026.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2026-0016** be **APPROVED**.

Figure A:



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

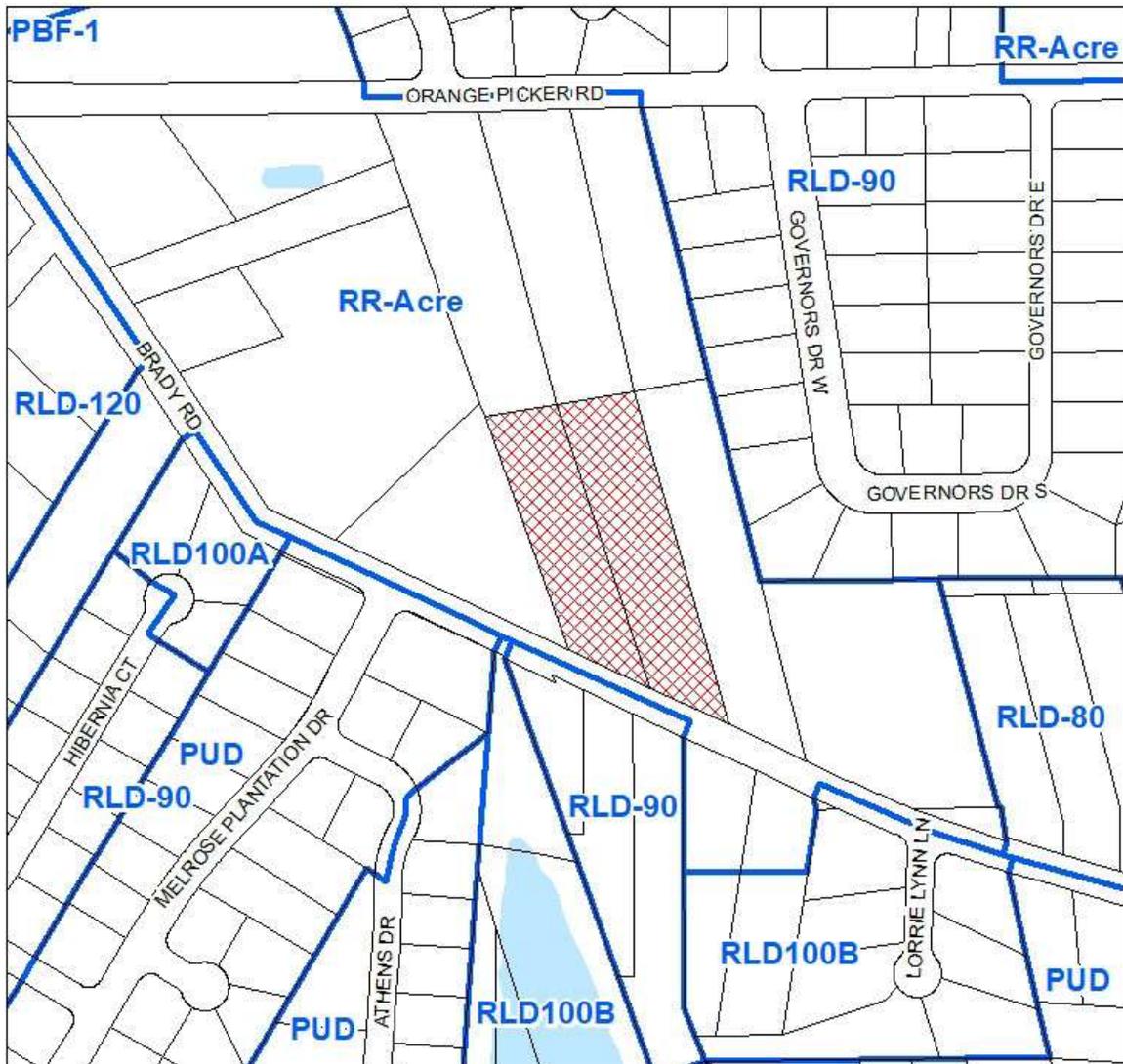
Figure B:

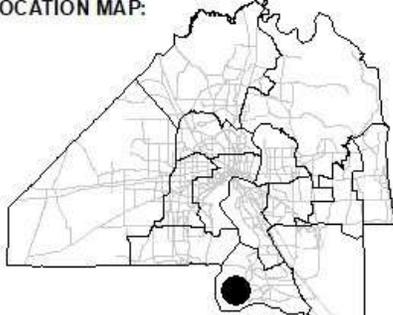


View of the subject property, from Brady Road.



View of properties located across the street from the subject site along Brady Road, zoned RLD-90.



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|---|---|---|
| <p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: RLD-90</p> | <p>LOCATION MAP:</p>  |  <p>0 100 200 400 Feet</p> <p>COUNCIL DISTRICT: 6</p> |
| <p>ORDINANCE NUMBER ORD-2026-0016</p> | <p>TRACKING NUMBER T-2025-6659</p> | <p>EXHIBIT 2 PAGE 1 OF 1</p> |