



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning and Development Department  
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November 7, 2024

The Honorable Randy White  
The Honorable Kevin Carrico, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report  
Ordinance No.: 2024-790**

Dear Honorable Council President White, Honorable Council Member and LUZ Chairperson Carrico 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 and Development 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: **7-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Absent
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Julius Harden	Aye
Mon'e Holder	Aye

Ali Marar

Aye

Jack Meeks

Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2024-0790**

**NOVEMBER 7, 2024**

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 **2024-0790**.

***Location:*** 0 Jennings Road between Jennings Road and Ross Boulevard.

***Real Estate Numbers:*** 019964-0900

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

***Proposed Zoning District:*** Residential Medium Density-A (RMD-A)

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

***Proposed Land Use Category:*** Medium Density Residential (LDR)

***Planning District:*** North, District 6

***Council District:*** District 8

***Applicant/Agent:*** Marshall Phillips, Esq.  
Rogers Towers, P.A.  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, Florida 32207

***Owner:*** Florida Conference of Seventh Day Adventists  
351 South State Road 434  
Altamonte Springs, Florida. 32714

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2024-0790** seeks to rezone 9.94± acres from Residential Rural-Acre (RR-Acre) to Residential Medium Density-A (RMD-A) to develop the property with Townhomes.

There is a companion Small Scale Land Use Amendment (**2024-0789**) which seeks to amend 9.94 acres of land from the Low Density Residential (LDR) Land Use category to Medium Density Residential Land Use Category. The Planning Department is also Recommending Approval on the Small Scale Land Use Amendment.

### **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 9.94-acre subject site is located on the north side of Jennings Road, east of Lem Turner Road, which is classified as a minor arterial road along this segment. The applicant is proposing a rezoning from Residential Rural-Acre (RR-Acre) to Residential Medium Density-A (RMD-A) and a Future Land Use Map (FLUM) amendment from Low Density Residential (LDR) to Medium Density Residential (MDR), pending concurrently with this application as Ordinance 2024-789, to allow for development on the site that is consistent with the density allowed in the MDR future land use category.

The subject site is currently undeveloped and lies between two (2) commercial nodes: Lem Turner interchange of I-295 and the Lem Turner/Dunn Avenue intersection. Single-family residences designated as LDR are located to the south of the subject site, across Jennings Road. Property abutting the subject site to the north is undeveloped and is also designated as LDR. Land abutting the subject site to the east is also designated as LDR and contains undeveloped land and single-family residential units. Jennings Road does not have a direct connection through to the neighborhood to the east; rather, the end of Jennings Road aligns with the subject site's eastern boundary. Properties to the west of the subject site are designated LDR and Residential-Professional-Institutional (RPI, approved via Ordinance 2009-0101-E). These properties are located across an unimproved right-of-way, Ross Boulevard. The large commercial node at I-295 and Lem Turner Road is approximately ¼ mile north of its intersection with Jennings Road. This commercial node contains Walmart and a Home Depot.

Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-

family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category. MDR in the Suburban Development Area permits residential densities at a minimum of 7 units per acre and up to 20 units per acre. In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Low Density Residential (LDR) without such services.

**Future Land Use Element (FLUE):**

**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.

**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.

***2. 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 and Development Department, the subject property will be rezoned from RR-Acre RMD-A in order to permit the development of a townhomes all while adhering to local, state, and federal regulations.

**SURROUNDING LAND USE AND ZONING**

The subject property is located east of Lem Turner Road on the north side of Jennings Road. The surrounding area is developed almost exclusively with single-family dwellings. There is a neighborhood to the east of the Subject Site which was rezoned in 2017 to RLD-40 which allows for the same lot size as RMD-A, but does not allow for townhomes.

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	LDR	RR-Acre	Vacant Timberland
East	LDR	RR-Acre/ RLD-40	Single-Family Dwellings/ Timber
South	LDR	RLD-60	Single-Family Dwellings
West	RPI	PUD	Single Family Dwellings

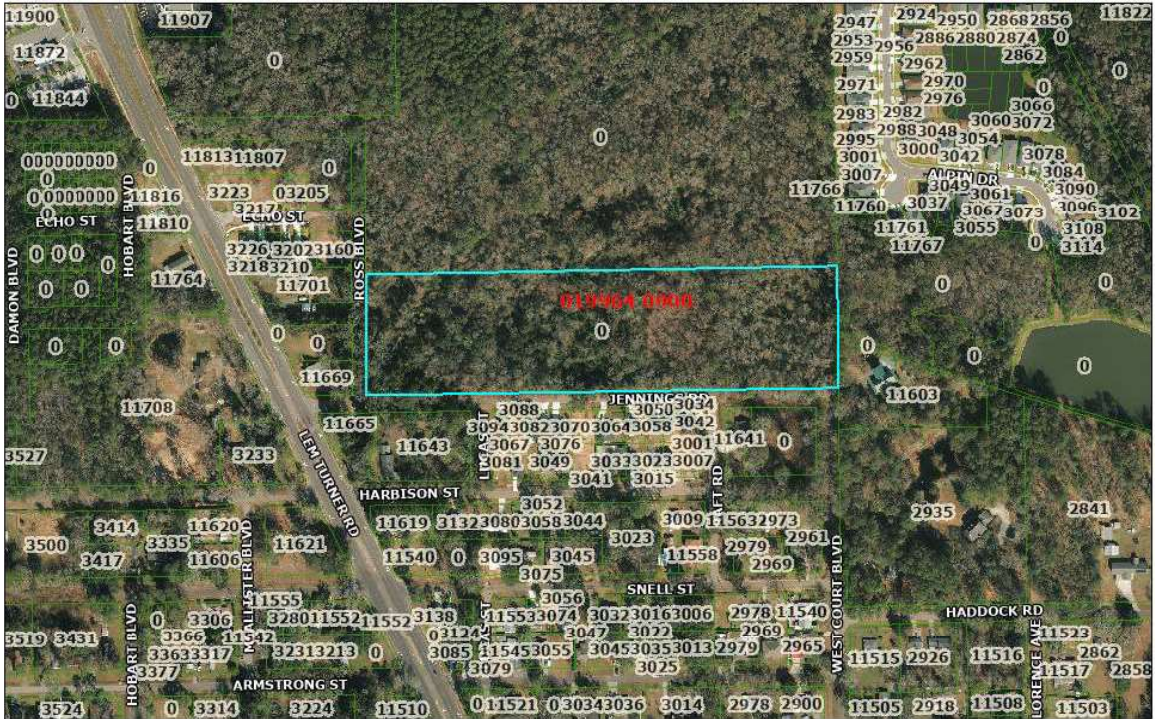
**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on September 9, 2024, the required Notice of Public Hearing signs **were** posted.



**RECOMMENDATION**

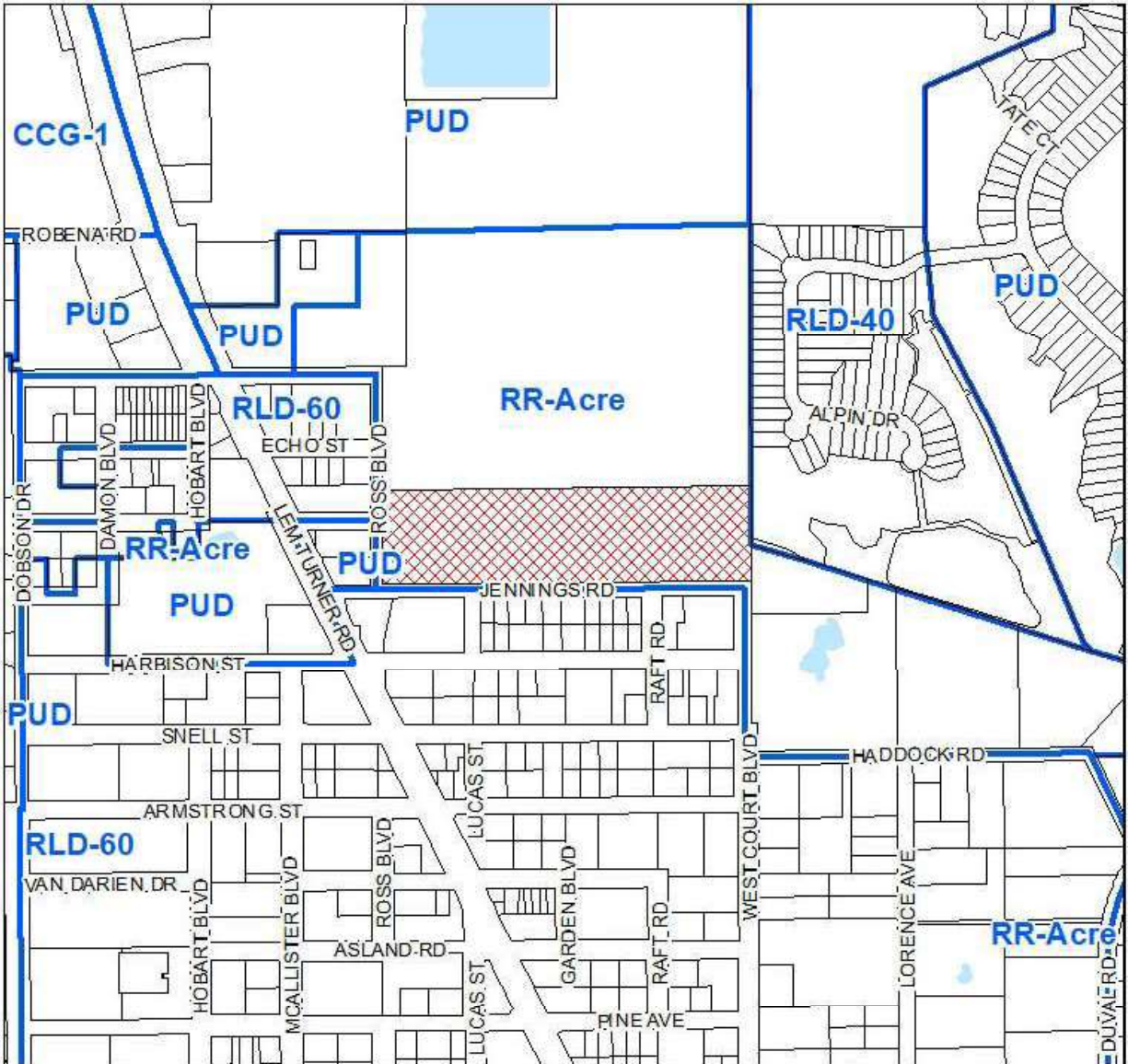
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **Ordinance 2024-0790** be **APPROVED**.

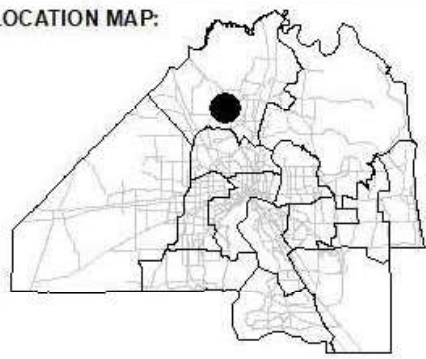

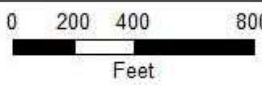


Aerial View



View of the Subject Site



<p>REQUEST SOUGHT:</p> <p><b>FROM: RR-ACRE</b></p> <p><b>TO: RMD-A</b></p>	<p>LOCATION MAP:</p> 	  <p>COUNCIL DISTRICT: <b>8</b></p>
<p>ORDINANCE NUMBER <b>ORD-2024-0790</b></p>	<p>TRACKING NUMBER <b>T-2024-5800</b></p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>

Legal Map