



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
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Jacksonville, FL 32202
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July 17, 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.: 2025-0417

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: **8-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Aye
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, flowing script.

Erin L. Abney, MPA

Chief, Current Planning Division
Planning & Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0417

JULY 22, 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 **2025-0417**.

<i>Location:</i>	11013 Hood Road S, between Losco Road and Danese Oaks Lane
<i>Real Estate Number:</i>	156441 0016
<i>Current Zoning District:</i>	Agriculture (AGR)
<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/Owner:</i>	Blendi Zeneli 9337 Cumberland Isle Dr Jacksonville, FL 32257
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0417** seeks to rezone .89± acres of land from Agriculture (AGR) to Residential Low Density-90 (RLD-90). The request is being sought in order to allow for the development of a single-family dwelling. The subject property was previously apart of the northern lot, 11009 Hood Road S. The owner split off the .89 acre portion and sold it to the current owner, who is seeking the rezoning. The lot was not created to be large enough to be developed under the AGR zoning district. However, it is of the belief of the Planning Department that AGR is out of character with the surrounding area, with the requested RLD-90 being more compatible with the surrounding uses.

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 0.89 of an acre subject site is located at 11013 Hood Road South, approximately 300 feet north of the intersection of Hood Road South and Losco Road. According to the City's Functional Highway Classification Map, Hood Road South is classified as a collector roadway. The application site is located also in Council District 6, Planning District 3 (Southeast), and within the Suburban Development Area. The applicant seeks to rezone the property from AGR to RLD-90 to allow for residential development on the property.

According to the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Suburban Area is intended to provide for low density residential development. Principal uses in the LDR land use category include, but are not limited to, single family and multi-family dwellings; commercial retail sales and service. The maximum gross density in the Suburban Area shall be seven (7) units/acre when full urban services are available to the site and there shall be no minimum density. 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. 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. The applicant has provided a JEA availability letter with the rezoning application, indicating that sewer and water connections are available to the site.

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, and this subject property has 38,768 square feet.

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 AGR to RLD-90 to allow for a single-family dwelling.

SURROUNDING LAND USE AND ZONING

The .89-acre subject property is currently vacant and is located on the east side of Hood Road S, between Losco Road and Danese Oaks Lane. The proposed RLD-90 zoning district permits development well suited to the contiguous residential development density as a transitional density. The area along Hood Road S is largely residential in nature and the predominant zoning district found is AGR and RLD-90. Surrounding land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	AGR/RLD-70 (2023-0393)	Single-Family Dwellings
East	LDR	PUD 2013-0392	Single-Family Dwellings
South	LDR	RLD-100A	Single-Family Dwellings
West	LDR	RLD-100A	Single-Family Dwellings

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

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on the sign was posted Staff has reached out to the applicant to have the signs reposted until the public hearings have completed.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0417** be **APPROVED**.



Source: Planning & Development Dept, 6/25/25

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



Source: Planning & Development Dept, 6/25/25

View of the subject property, from Hood Road S.

