



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning and Development Department  
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September 5, 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.: 2024-530**

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: **6-0**

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

Ali Marar	Aye
Jack Meeks	Absent
Lisa King (Alternate)	Aye

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 2024-0530**

**AUGUST 22, 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 **Ord. 2024-0530**.

***Location:*** 0 Jammes Road

***Real Estate Numbers:*** 014498-0000

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

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

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

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

***Planning District:*** District 4

***Council District:*** District 14

***Applicant/Agent/Owner:*** Shan Ramalingam  
11948 Catrakee Drive  
Jacksonville, Florida 32223

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

**GENERAL INFORMATION**

Application for Rezoning **2024-0530** seeks to rezone approximately 9.29 acres of vacant land from Residential Rural-Acre (RR-Acre) to Residential Medium Density-D (RMD-D) zoning district. According to the applicant, the request for the rezoning is to develop affordable housing in Jacksonville. There is a companion Land-Use Amendment, L-5932-24C, Ordinance 2024-0529. The proposed Land-Use Amendment is for Low Density Residential (LDR) to Medium Density Residential (MDR).

**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 subject site is 9.29 acres and is located along the west side of Jammes Road, a collector road, between 118<sup>th</sup> Street and Hannah Stables Drive. The site is also located in council district 14, planning district 4, and the Suburban Development Area.

The applicant is proposing a rezoning from Rural Residential-Acre (RR-Acre) to Residential Medium Density-D (RMD-D) to allow for multi-family dwelling units. The applicant has also proposed a companion land use amendment from Low Density Residential (LDR) to Medium Density Residential (MDR), which is pending concurrently with this application, pursuant to 2024-0529.

Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and can serve as 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. Plan amendment requests for new MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. The maximum gross density in the Suburban Area shall be 20 units/acre and the minimum gross density shall be greater than 7 units/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.

RMD-D is a primary zoning district of the MDR land use category and therefore the proposed rezoning is consistent with 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.

**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.

**Airport Height Restriction Zone**

The application site is located within the 300-foot Height and Hazard Zone for Naval Air Station Jacksonville. Zoning will limit development to a maximum height of 300 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

**Archaeological Sensitivity**

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low, medium, and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

**Wetlands**

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site.

Wetlands Characteristics:

- Approximate Size: 2.55 Acres
- General Location(s): Four isolated pockets in the north and northeast, southwest, and southeast of the site.
- Quality/Functional Value: The wetland has a low functional value for water filtration attenuation and flood water storage capacity due to its isolation, size and/or the lowering of the hydroperiod

due to nearby site grading or drainage/retention improvements. In addition the wetland has no clear or significant impact on the City's waterways.

Soil Types/  
Characteristics:

Pelham fine sand (51) – This soil series consists of nearly level, poorly drained soils formed in thick deposits of sandy and loamy marine sediments. They are located on flats and are moderately permeable and moderately slowly permeable. The water table is at a depth of 12 inches on flats and at or above the surface in depressions. Slopes range from 0 to 2 percent. Wetland vegetation for this soil grows when the water table is close or at the soil surface; generally in depressions.

Surrency loamy fine sand, depression (66) – This soil series consists of nearly level, very poorly drained soils and are formed in thick sandy and loamy marine sediments. The soils occur in depressions and are subject to frequent flooding for brief periods. The soils are moderately permeable and moderately slowly permeable. The water table is usually at or above the soil surface for very long periods. Slopes are concave and range from 0 to 2 percent.

Wetland Category:

Category III

Consistency of  
Permitted Uses:

Uses permitted subject to the limitations of CCME Policies 4.1.3 and 4.1.6 shown below.

Environmental Resource  
Permit (ERP):

No permit submitted.

Wetlands Impact:

Insufficient information to determine impacts

Associated Impacts: N/A

**Aerial View of Wetlands**



Source: JaxGIS, 7/31/2024

3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?*

No. The subject property meets the requirements for RMD-D zoned property as required by Section 656.332 of the Zoning Code. The subject site is accessed from Jammes Road.

**SURROUNDING LAND USE AND ZONING**

The subject property is located on Jammes Road. The proposed rezoning is to develop multi-family dwellings on the vacant, undeveloped property. The zoning districts surrounding the subject properties are PUD (2002-0162) to the north for a single-family subdivision, and west, RR-Acre and RLD-60 to the east, and RLD-60 to the south. The surrounding areas and uses are primarily single-family homes for residential use. Therefore, the proposed rezoning for multi-family dwellings would be a new use but would also fit the character of the area. The surrounding uses, land use category and zoning are as follows:

<b>Adjacent Properties</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
North	LDR	PUD	Single-Family Dwellings; Timber
East	LDR	RR-Acre; RLD-60	Vacant Residential; Single-Family Dwellings
South	LDR	RLD-60	Single-Family Dwellings
West	LDR	PUD	Single-Family Dwellings



Property to the northwest along Jammes Road was rezoned in 2022 through PUD 2022-0553 which allows for 78 townhomes, and 6330 118<sup>th</sup> Street, less than a ¼ mile from the subject property, was recently rezoned from RLD-60 to RMD-D (Ord 2024-002) as shown on the Legal Map.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property, the required Notice of Public Hearing signs were posted on **August 13, 2024**.

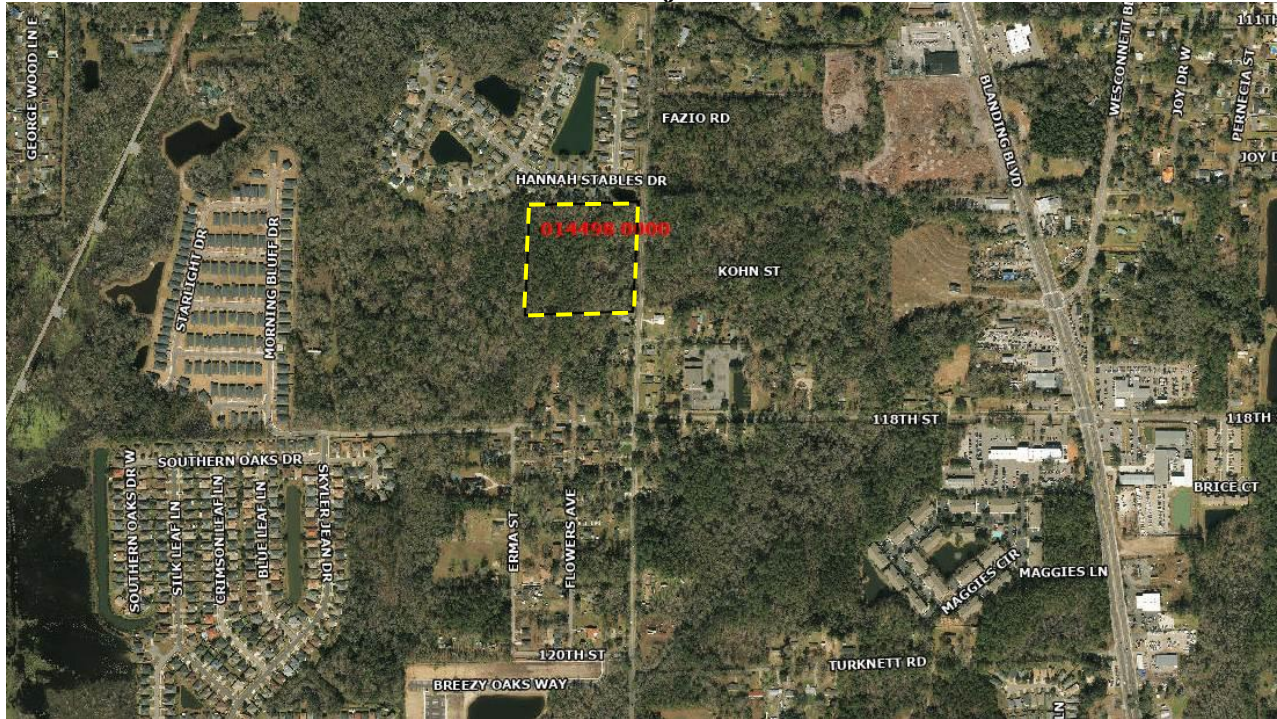


**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2024-0530 be **APPROVED**.



Aerial of subject site



Subject Property via Jammes Road





**Subject Property along the western side of Jammes Road**

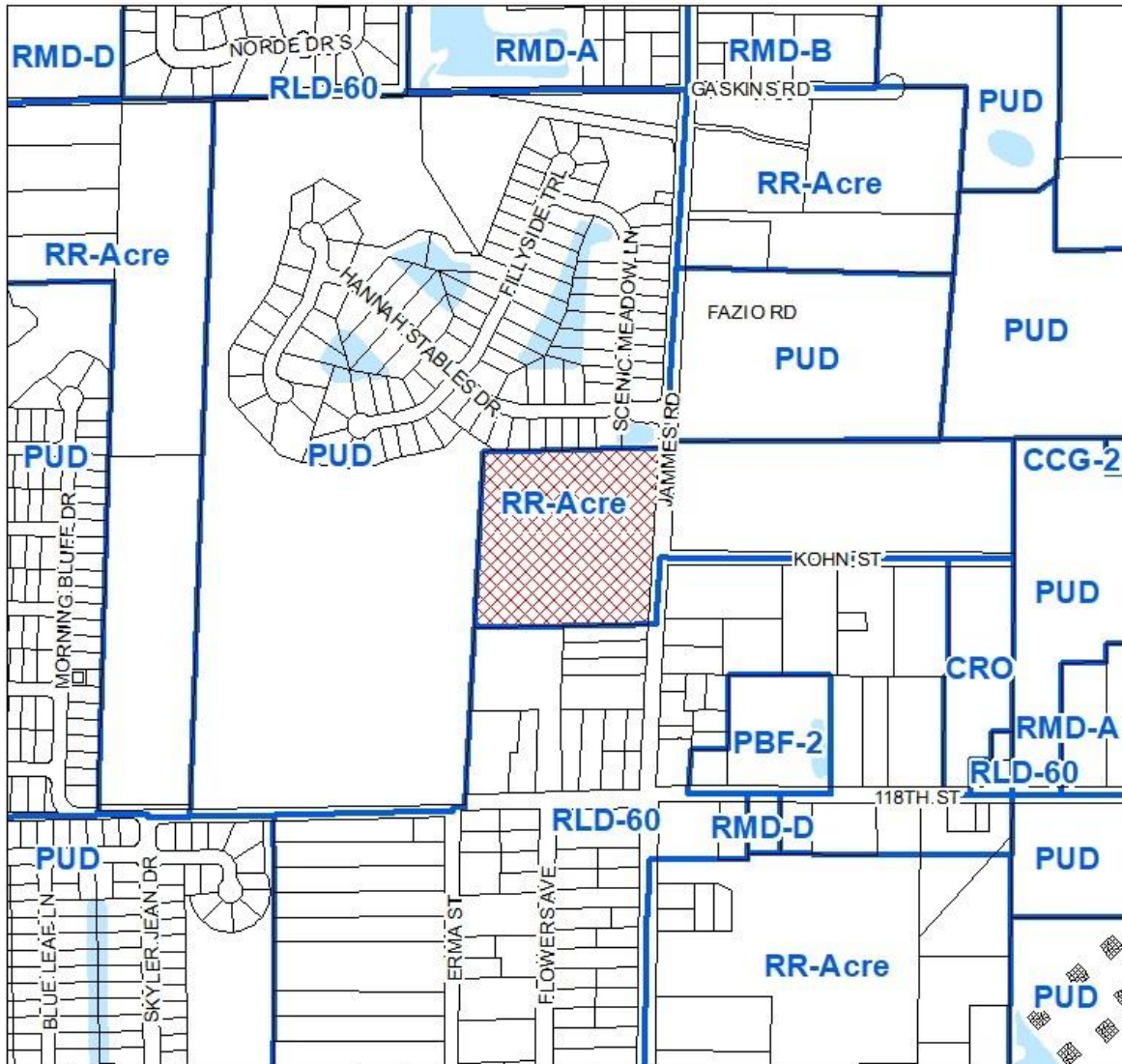


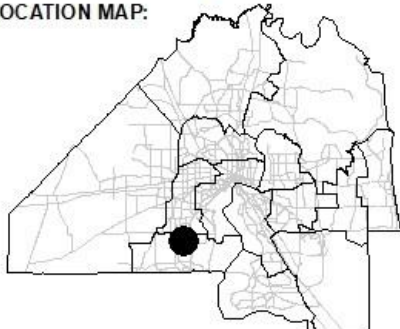
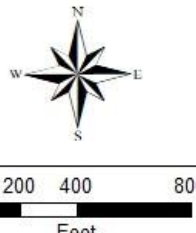
**An adjacent single-family neighborhood along the eastern side of Jammes Road**





Legal Map



<p>REQUEST SOUGHT:</p> <p><b>FROM: RR-ACRE</b></p> <p><b>TO: RMD-D</b></p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER:</p> <p><b>ORD-2024-0530</b></p>	<p>TRACKING NUMBER</p> <p><b>T-2023-5373</b></p>	<p>COUNCIL DISTRICT:</p> <p><b>14</b></p> <p><b>EXHIBIT 2</b>  <b>PAGE 1 OF 1</b></p>