



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning and Development Department  
214 N. Hogan St., Suite 300  
Jacksonville, FL 32202  
(904) 630-CITY  
Jacksonville.gov

January 9, 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.: 2024-0907**

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 was one speaker in opposition, neighbor to the subject parcel, who had concerns related to drainage and traffic back-up on Old Kings Road. The commissioner discussed roadway capacity along Plummer Road and Old Kings Road and determined that traffic build-up was directly related to nearby train railroad crossings and not a capacity issue. Commissioners had no concerns for the proposed development and felt it was appropriate.

Planning Commission Vote: **6-0**

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

Ali Marar

Absent

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 & Development Department  
214 North Hogan Street, 3<sup>rd</sup> Floor  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2024-0907**

**JANUARY 9<sup>th</sup>, 2025**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendations regarding Application for Rezoning **Ord. 2024-0907**.

***Location:*** 7777 + 7845 Plummer Road Jacksonville, FL 32219

***Real Estate Numbers:*** 002601-0550, 002594-0000

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

***Proposed Zoning District:*** Residential Low Density-40

***Current Land Use Category:*** Rural Residential (RR)

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

***Planning District:*** District 6

***Council District:*** District 8

***Applicant/Agent:*** Zach Miller, Esq.  
Law Office Of Zach Miller  
3203 Old Barn Court  
Ponte Vedra Beach, Florida 32082

***Owners:*** Adam Eiseman  
Hoose D, LLC  
7563 Philips Hwy, Suite 208  
Jacksonville, Florida 32256

Lori Bennett  
1010 River Road  
Jacksonville, Florida. 31635

Mitchell Bennett  
Law Office of Zach Miller

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

### **GENERAL INFORMATION**

Application for Rezoning **2024-0907** seeks to rezone approximately 34.89 acres of land from Residential Rural-Acre (RR-Acre) to Residential Low Density-40 (RLD-40) zoning district in order to permit for Single Family Residential Development. This application also includes a companion Land-Use Small-Scale amendment from RR to LDR.

### **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 34.89-acre subject site has frontage on Plummer Road and is located west of Old Kings Road, both of which are classified as collector roadways on the City's Functional Highway Classification Map. The site is in Planning District 6 (North), Council District 8, and is in the Suburban Development Area. The applicant seeks to rezone the subject site from RR-Acre to RLD-40 and is also proposing a companion land-use application to amend the land use designation from Rural Residential (RR) to Low Density Residential (LDR).

Low Density Residential (LDR) is a category 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  $\frac{1}{4}$  of an acre if either one of centralized potable water or wastewater services are not available. Based on the JEA availability letter submitted with the application, the proposed site appears to have access to public water and sewer.

RLD-40 is a primary zoning district in the LDR land use category.

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.

***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 and Development Department, the subject property will be rezoned from Residential Rural-Acre (RR-Acre) to Residential Low Density-40 (RLD-40) to be developed with single family dwellings.

**SURROUNDING LAND USE AND ZONING**

The subject property is located on Plummer Road. The proposed rezoning is to develop a new residential subdivision. The surrounding areas and uses are primarily single-family homes for residential use. Nearby PUD 2021-0909 allows for single family with a mix of 40', 50' and 60' wide lots. Therefore, the proposed rezoning for single family dwellings is compatible with the surrounding uses. Nevertheless, the surrounding uses, land use categories, and zoning districts are as follows:

<b>Adjacent Properties</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
North	LDR	PUD	Agriculture
East	RR	PUD	Dog Kennel / Single Family Dwelling
South	RR	RR-Acre	Single Family Dwellings
West	RR	RR-Acre	Single Family Dwellings

### **SUPPLEMENTARY INFORMATION**

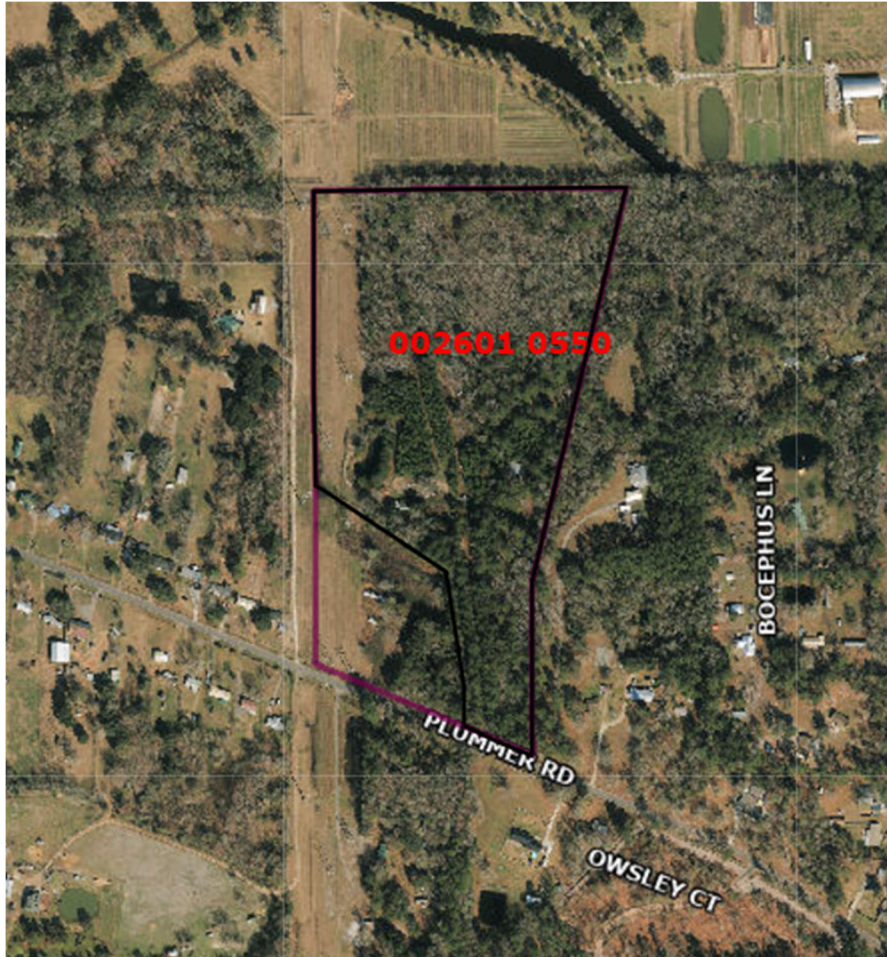
Upon visual inspection of the subject property, the required Notice of Public Hearing signs **were** posted on **December 13, 2024**.



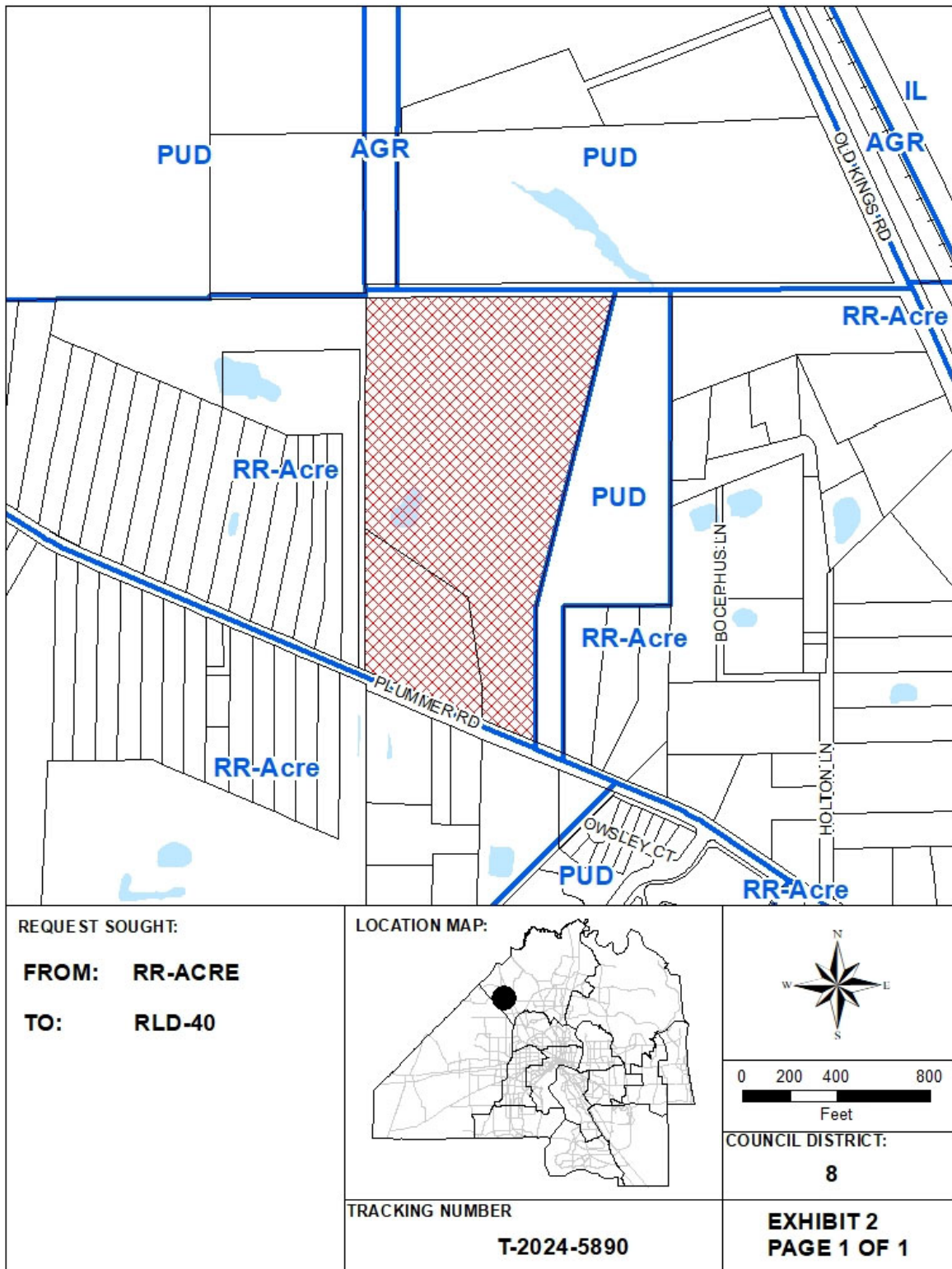
### **RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2024-0907** be **APPROVED**.





Aerial Photo



Legal Map



