

REPORT OF THE PLANNING DEPARTMENT TO**APPLICATION FOR REZONING ORDINANCE 2025-0213****APRIL 17, 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 **2025-0213**.

<i>Location:</i>	11759, 11777 & 11811 Armsdale Rd
<i>Real Estate Number:</i>	044238-0000, 044238-0100 & 044238-0200
<i>Current Zoning District:</i>	Residential Rural-Acre (RR-Acre)
<i>Proposed Zoning District:</i>	Residential Low Density-40 (RLD-40)
<i>Current Land Use Category:</i>	Low Density Residential (LDR)
<i>Planning District:</i>	North, District 6
<i>Council District:</i>	District 8
<i>Applicant/Agent:</i>	Cyndy Trimmer, Esq. Driver, McAfee, Hawthorne and Diebenow, PLLC One Independent Drive, Suite 1200 Jacksonville, FL 32202
<i>Owner:</i>	Leonard Liddell & Cassandra Meyer 11811 Armsdale Road Jacksonville, FL 32218 Timothy Liddell 11759 Armsdale Road Jacksonville, FL 32218 Brian Liddell 11777 Armsdale Road Jacksonville, FL 32218
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Conventional Rezoning Ordinance **2025-0213** seeks to rezone approximately 17.21± acres of property from Residential Rural-Acre (RR-Acre) to Residential Low Density-40 (RLD-40). The applicant is seeking the rezoning to permit the development of a single-family subdivision with lot sizes, a minimum of 40 feet wide and 4,000 square feet. Per the JEA Service Availability Letter dated February 4, 2025, the project requested services for 41 single family lots.

The subject site is located at the northeast and southeast corners of the intersection between Armsdale Road, a local roadway, which is north of Dunn Avenue (SR-104), an FDOT facility, and Van Pittman Drive, a private roadway. Dunn Avenue between Pine Estates Road E, a local roadway, and Leonid Road, a collector roadway, is currently operating at 57% capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 21,000 vpd.

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. The 17.21-acre subject site is located on the east side of Armsdale Road, between Van Sickle Road and Smith Pointe Drive. All of these roads are unclassified based on the City's Functional Highway Classifications Map. The site appears to be accessed via Van Pittman Drive, which runs through the subject site and is perpendicular to Armsdale Road. The site is in Planning District 6 (North), Council District 8, and is located in the Suburban Development Area. The subject site is in the LDR land use category, and the applicant seeks to rezone the subject site from RR-Acre to RLD-40 in order to develop a single-family subdivision consistent with the regulations set forth in the RLD-40 zoning district.

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. Based on the JEA availability letter submitted by the applicant, the site appears to have access to public water and sewer services.

RLD-40 is a primary zoning district in the LDR land use category, and as such, the rezoning to RLD-40 is consistent with the LDR land use category.

2. ***Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

This proposed rezoning is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element

Suburban Area (SA): The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as defined in this Plan.

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.

The subject properties are located within the Suburban Development Area with an existing Land-Use Designation of Low Density Residential which allows for a maximum of 7 units per acre. Approval of the rezoning to RLD-40 would not constitute urban sprawl as this area of the city has existing city services to accommodate growth.

Policy 1.2.8

Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Per JEA Availability Letter dated February 4, 2025, there is an existing 12-inch water main along Armsdale Road at the Smith Pointe Drive intersection.

Additionally, there is an existing 6-inch force main along Armsdale Road. To achieve the desired lot sizes allowed within RLD-40 the property would be required to connect to both city water and city sewer.

Airport Environment Zones

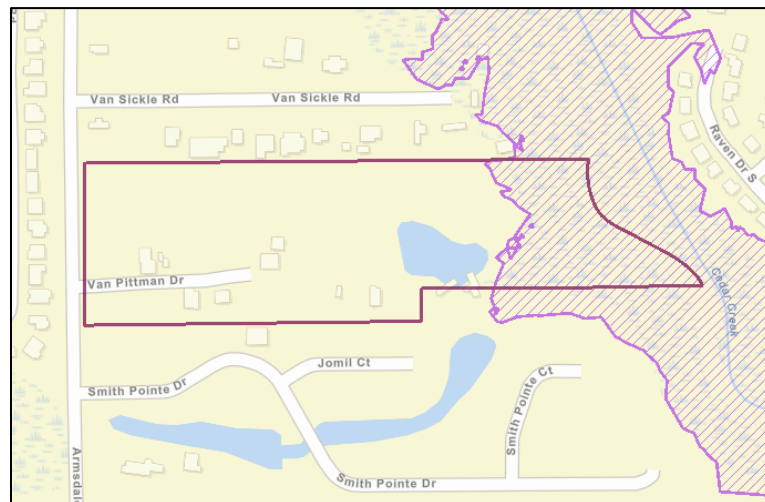
Height and Hazard Zone

The site is located within the 150-foot Height and Hazard Zone for the Jacksonville International Airport (JIA). Zoning will limit development to a maximum height of 150-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).

Coastal High Hazard Area

Approximately 3.26 acres of the subject site is located within a Coastal High Hazard Area (CHHA), as defined by Sections 163.3178(2)(h) and 163.3164(1), Florida Statutes. The CHHA is the area below the elevation of the Category 1 storm surge line as established by the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model established by the most current Northeast Florida Hurricane Evacuation Study. It is shown on the Coastal High Hazard Areas (CHHA) and Hurricane Evacuation Zones Map.

The map below shows the portion of the property within the CHHA. The rezoning request for the subject site is to change the zoning district from RR-Acre to RLD-40. Development will need to be consistent with the following policies.



Wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, a wetlands survey has been provided by the City's GIS analysis that indicates the location, size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed rezoning is

consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

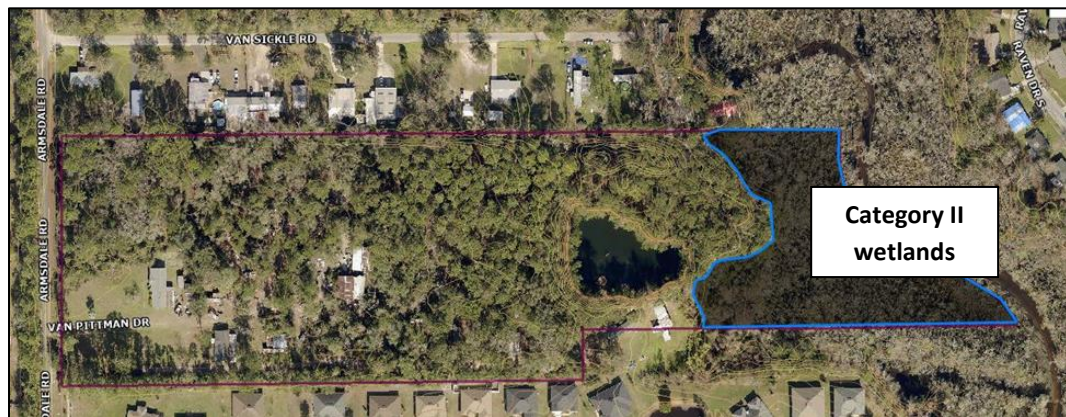
Wetlands Characteristics:

Approximate Size: 2.97 acres

General Location(s): The wetlands are located on the eastern portion of the subject site and buffers Cedar Creek.

Quality/Functional Value:

The wetland has an extremely high functional value for water filtration, attenuation and flood water capacity, is located within the 100-year flood zone, and has a direct impact on the City's waterways.



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 RR-Acre to RLD-40 and will be required to meet all development regulations of Chapter 656-Zoning Code, Chapter 654- Subdivision regulations and Florida Building Code Regulations.

SURROUNDING LAND USE AND ZONING

The subject parcels are located along Armsdale Road which extends north from Dunn Avenue, minor arterial roadway, and connects with Duval Road, a collector roadway. The surrounding area is primarily developed with single family subdivisions and a mix of lot sizes ranging from 40 feet in width to 100+ feet in width. The intersection of Armsdale Avenue and Dunn Avenue is developed with the Hidden Oaks subdivision, zoned RMD-A for 40-foot-wide lots, and the Lakeside Nursing Home and Rehabilitation Center. Going north from Dunn Avenue the predominant use is still single-family subdivisions including Northbrook, with lots ranging in size from 65-105 in width, and Oak Brook, with lots 60 feet in width. Rezoning to RLD-40 will allow

for more sustainable compact development, preserving additional green space and limit impacts to existing wetlands on the property.

The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre	Single Family Dwellings
South	LDR	RLD-60	Single Family Subdivision
East	LDR	RLD-60	Single Family Subdivision
West	LDR	PUD 2002-0617	Single Family Subdivision

It is the opinion of the Planning Department that the requested rezoning to RLD-40 will be consistent and compatible with the surrounding uses.

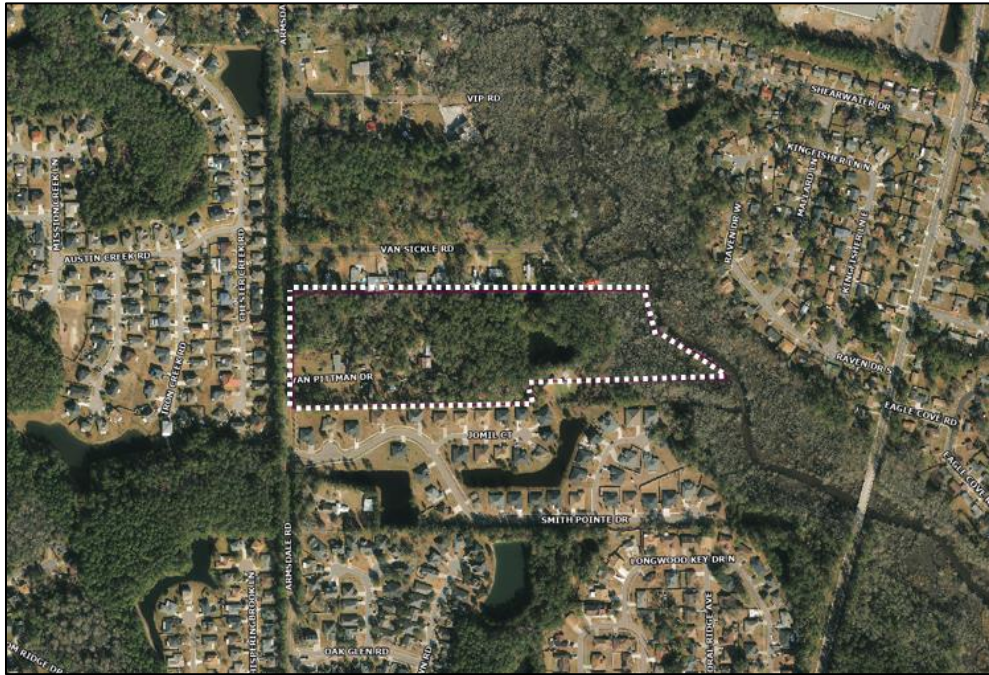
SUPPLEMENTARY INFORMATION

The applicant provided photo evidence and sign posting affidavit to the Planning Department on **March 14, 2025** that the Public Notice Signs had been posted on the property.



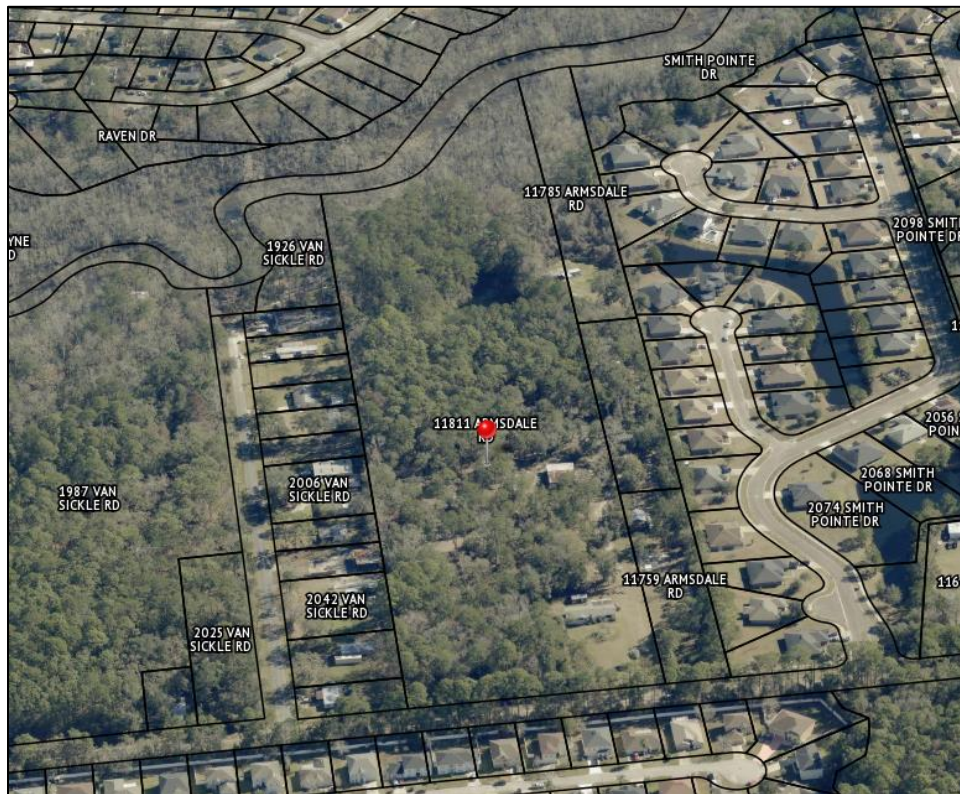
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0213** be **APPROVED**.



Aerial View

Source: JaxGIS Maps



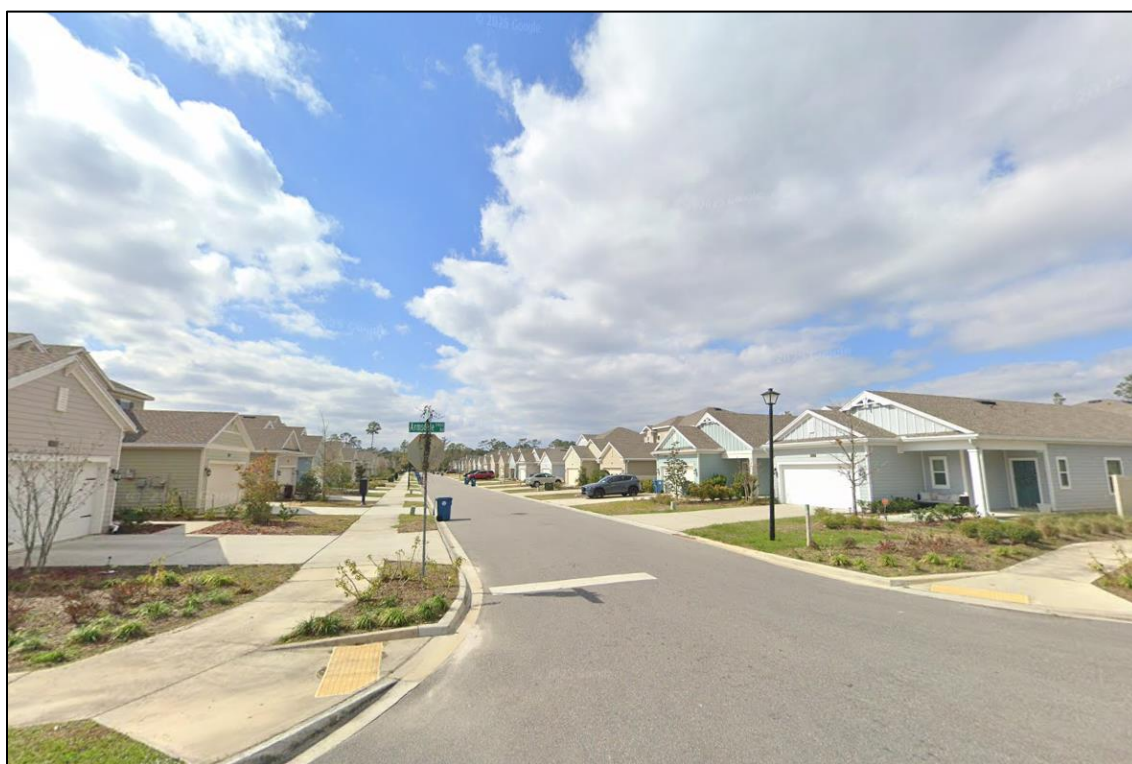
Aerial View

Source: JaxGIS Maps (01/14/2025)



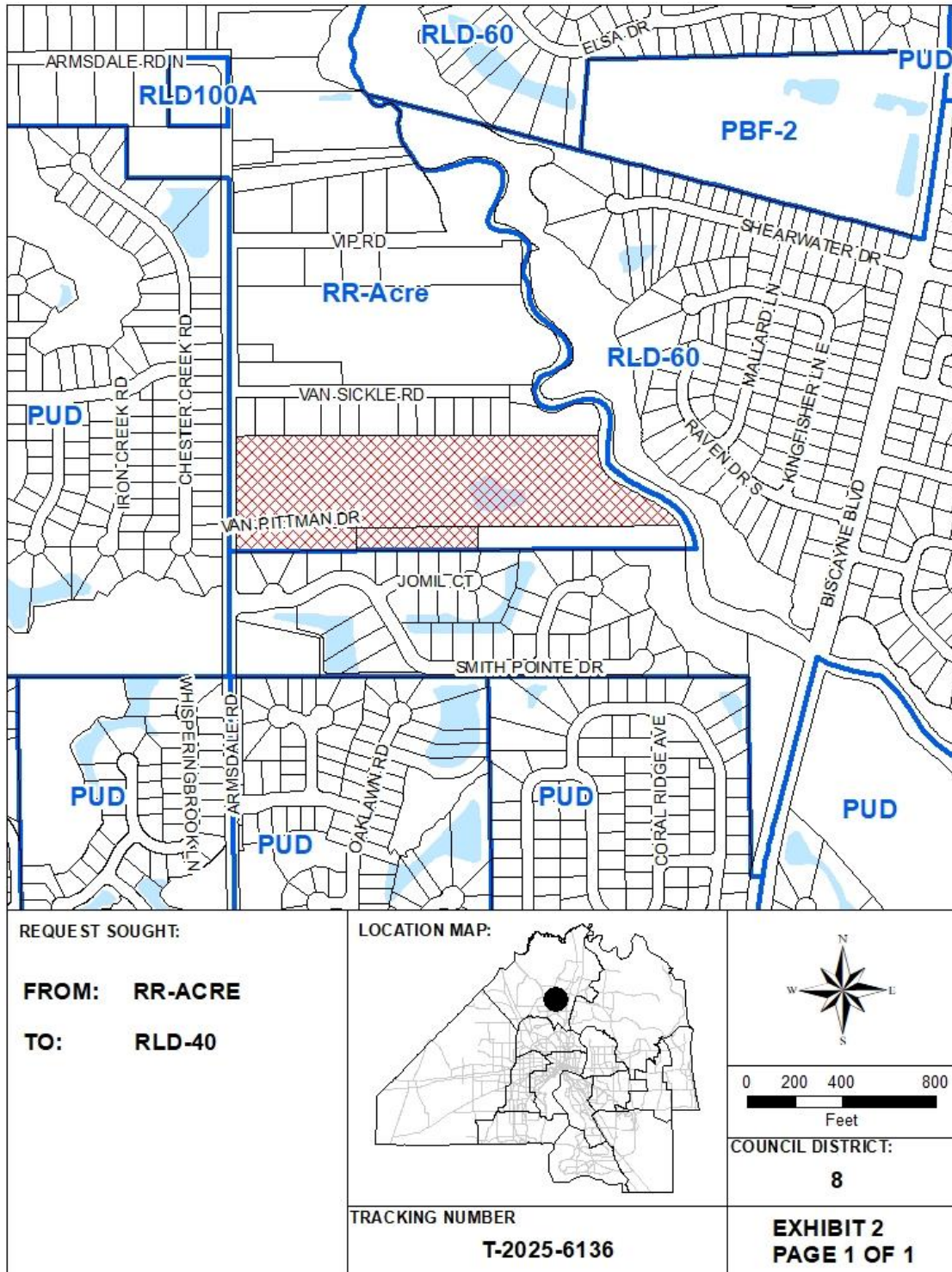
Subdivisions to the South of Subject Property

Source: GoogleMaps (February 2025)



Hidden Oaks Subdivision (40' Wide Lots)

Source: GoogleMaps (February 2025)



Legal Map
Source: JaxGIS Map