



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
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Jacksonville, FL 32202
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August 21, 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.: 2025-0494

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 amongst the commissioners.

Planning Commission Vote: **6-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Absent
Lamonte Carter	Aye
Amy Fu	Aye
Charles Garrison	Abstain
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 flourish at the end.

Erin L. Abney, MPA

Chief, Current Planning Division
Planning Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
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REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0494

AUGUST 21, 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 **2025-0494**.

<i>Location:</i>	15605 Yellow Bluff Road and 1530, 1550, 1560, 1580. And 1610 Jake Road between Ed Johnson Road and Yellow Bluff Road.
<i>Real Estate Numbers:</i>	106150-1020; 106151-0061; 106150-1010; 106150-0900; 106150-0910; 106151-0001
<i>Current Zoning District:</i>	Residential Low Density-100A (RLD-100A) Rural Residential-Acre (RR-Acre)
<i>Proposed Zoning District:</i>	Residential Low Density-50 (RLD-50)
<i>Current Land Use Category:</i>	Low Density Residential (LDR) Residential Rural-Acre (RR-Acre)
<i>Proposed Land Use Category:</i>	Low Density Residential (LDR)
<i>Planning District:</i>	North, District 6
<i>Council District:</i>	District 2
<i>Applicant/Agent:</i>	Brian Small Bird Dog 3948 3 rd Street South, 116 Jacksonville Beach, Florida 32250
<i>Owner:</i>	Richard Donaldson Bird Dog 3948 3rd Street South, 116 Jacksonville Beach, Florida 32250
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0494** seeks to rezone 19.40± acres from Residential Rural-Acre (RR-Acre) and Residential Low Density-100A (RLD-100A) to Residential Low Density-50 (RLD-50) to develop the property with single-family homes. According to the submitted JEA Availability Letter (2025-1626) the applicant is looking to develop 48 single family homes. The Low Density Residential land use category allows for 7 units per acre when connected to city water and city sewer. The applicant applied for the same application directly north of the subject sites, and was approved for RLD-50 through Ordinance 2024-0672.

There is a companion Small Scale Land Use Amendment (**2025-0493**) which seeks to amend 6 acres of land from the Rural Residential Land Use category to the Low 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 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 19.40-acre subject site is located on the north side of Jake Road at the northeast intersection of Yellow Bluff Road. According to the City's Functional Highway Classifications, Yellow Bluff Road is classified as a collector roadway and Jake Road is classified as a local roadway. The subject site is located within Council District 2, Planning District 6 (North), and within the Suburban Development Area. The applicant is proposing a rezoning from RLD-100A to RLD-50 for 13.40 acres of the 19.40-acre subject site, which is located within the LDR land use category. The applicant is also proposing a rezoning from RR-Acre to RLD-50 for the remaining 6-acre portion of the subject site under the RR land use category. A companion Future Land Use Map (FLUM) amendment was also filed for this 6-acre portion of the site to change the current land use from RR to LDR (L-6042-25C / 2025-0493) which is pending concurrently with this application.

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.

RLD-50 is a primary zoning district in the LDR land use category, and therefore the proposed rezoning is consistent with the LDR land use description in the 2045 Comprehensive Plan pursuant to Ordinance 2025-0493.

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

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan. The proposed rezoning to RLD-50 promotes a pattern of compatible uses (*i.e.* single family dwellings) consistent with the surrounding area and future development. The proposed lot size is consistent with the surrounding zoning districts. Therefore, the proposed rezoning to RLD-50 will allow the property to be developed in a lot pattern that is consistent with the surrounding area.

Future Land Use Element (FLUE):

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.

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.

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.

Policy 3.1.5 The City shall provide opportunities for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

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 RLD-100A to RLD-50 in order to permit the development of a single-family subdivision—all while adhering to local, state, and federal regulations.

SURROUNDING LAND USE AND ZONING

The subject property is located east of Yellow Bluff Road on the north side of Jake Road. The surrounding area is developed almost exclusively with single-family dwellings. Other properties are either undeveloped or range in lot sizes from RR-Acre, RLD-50, and PUD's (Yellow Bluff Landing Subdivision 2003-1213 for example) that allow 50,60, and 80 foot lot sizes. Additionally, north and east of the property is a MU Land Use Category that allows for a wide range of lot sizes in the future. Nonetheless, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RLD-50/RR-Acre	Single Family Dwellings
East	RR	RR-Acre	Single-Family Dwellings
South	RR	RR-Acre	Single-Family Dwellings
West	LDR	PUD (2024-0350)	Single Family Dwellings

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on August 13, 2025, the required Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning **Ordinance 2025-0494** be **APPROVED**.



Aerial View



View of the Subject Site