

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2026-0024

FEBRUARY 5, 2026

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendations regarding Application for Rezoning Ordinance **2026-0024**.

Location: 5438 Moncrief Road

Real Estate Number: 030094-0010

Current Zoning District: Residential Low Density-60 (RLD-60)

Proposed Zoning District: Commercial Residential Office (CRO)

Current Land Use Category: Residential Professional and Institutional (RPI)

Planning District: District 1- Urban Core

Council District: District-10

Applicant/Agent: Meg Fisher
Clara White Mission
613 W. Ashley Street
Jacksonville, FL 32202

Owner: Clara White Mission
613 W. Ashley Street
Jacksonville, FL 32202

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Conventional Rezoning Ordinance **2026-0024** seeks to rezone 3.38± acres of a property from Residential Low Density-60 (RLD-60) to Commercial Residential Office (CRO). The request is to expand the CRO zoning district to the subject property to match the property to the south, which is under the same ownership and currently operates as Eartha's Farm and Market. The site is within the Residential-Professional-Institutional (RPI) land use category, the Urban Priority Development Area, with frontage along Moncrief Road, classified as a collector roadway.

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 3.38-acre subject site is located at 5348 Moncrief Road, at the southeast intersection of Moncrief Road and Glenvale Road. According to the City's Functional Highway Classification Map, Moncrief Road is a collector roadway, and Glenvale Road is a local roadway. The site is within the Residential-Professional-Institutional (RPI) land use category, the Urban Priority Development Area, Council District 10, and Planning District 1 (Urban Core), bordering Planning District 5 (Northwest).

Residential Professional Institutional (RPI) is a category primarily intended to accommodate medium to high density residential, office, and institutional uses. Limited neighborhood commercial retail and service establishments which serve a diverse set of neighborhoods may also be a part of single or mixed-use developments. RPI is generally intended to provide transitional uses between commercial, office and residential uses.

RPI in the Urban Priority Area is intended to provide compact medium to high density residential development and office uses. Development which includes medium to high density residential and office uses is preferred. Limited neighborhood commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled. Vertical integration of a mix of uses is encouraged.

The maximum gross density in RPI within the Urban Priority Area shall be 40 units/acre and the minimum gross density shall be 10 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 Medium Density Residential (MDR) without such services.

The proposed CRO zoning is a primary zoning district in the RPI land use category, 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 furthers the following goals, objectives, and policies of the 2045 Comprehensive Plan, specifically Goals: 1 and 3; Objectives: 1.1, 3.1 and 3.2; and Policies: 1.1.7, 1.1.22, and 1.1.28.

Future Land Use Element (FLUE):

Goal 1

To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness 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.

The property is located within two Neighborhood Action Plans:

45th and Moncrief Neighborhood Action Plan (2004)

The subject site is located within the boundaries of the 45th and Moncrief Neighborhood Action Plan, adopted in 2004. The site is identified in the plan as a Historic Park Use (Old Moncrief Springs). The plan recommends the site be restored for historical and passive recreational use and that the canal be fenced, the vacant land be cleared and developed as a park.

Royal Terrace Neighborhood Study (1980)

The subject site is also located within the boundaries of the Royal Terrace Neighborhood Study, adopted in 1980. This study noted that there were no city parks in the area. It identified a 3.16- acre site, between Glenvale Road and Moncrief Road, which includes the subject parcel, as vacant land and recommended it for passive recreation.

Brownfield Study Area

The application site is within a Brownfields Study Area designated by Resolution 2011-383-A, and as defined in Section 376.79(5), F.S. Since the property is located within a Brownfields Study Area, the owner may request that the property be designated as a

Brownfield Site. Not all properties located within the Brownfield Study Area are contaminated. A “Brownfield Site” is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. Tax credits may be available for properties designated as a Brownfield Site.

Flood Zones

Approximately 0.32 of an acre of the subject site is within the AE-Floodway, 1.06 acres is within the AE Flood Zone, and 0.87 of an acre is in the 0.2 Percent Chance Annual Hazard Area (X Flood Zone). Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100 years. There is a 1-percent chance that a storm of this magnitude will occur in any given year. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance. The AE-Floodway are areas within the 100-year floodplain or SFHA where flood insurance is mandatory if construction is allowed within the floodway. Areas located within AE-Floodway zones should be left intact as construction and filling within these areas is severely restricted. AE Flood Zones are areas within the 100-year floodplain or SFHA where flood insurance is mandatory.

The 0.2 PCT Annual Chance Flood Hazard area is within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards. All flood zones within the application site are associated with Moncrief Creek.



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 RLD-60 to CRO 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 property is located on the south side of Moncrief Road, which is classified as a collector roadway, just north of the CSX rail line. This section of Moncrief Road includes a mix of development types, including single-family residential uses, multifamily apartments, nursing homes, and City-owned properties that operate as recreation parks and schools.

The adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	RPI	CRO	Nursing Home
South	RPI	CRO	Non-Profit Eartha’s Farm and Market
East	MDR	PUD 1997-0007	Apartments
West	MDR	RLD-60	Single Family Dwellings

The Planning Department finds that the requested rezoning to CRO is consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon Visual inspection of the Property on **January 27, 2025**, the required Notice of Public Hearing signs were posted on the subject property.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2026-0024** be **APPROVED**.



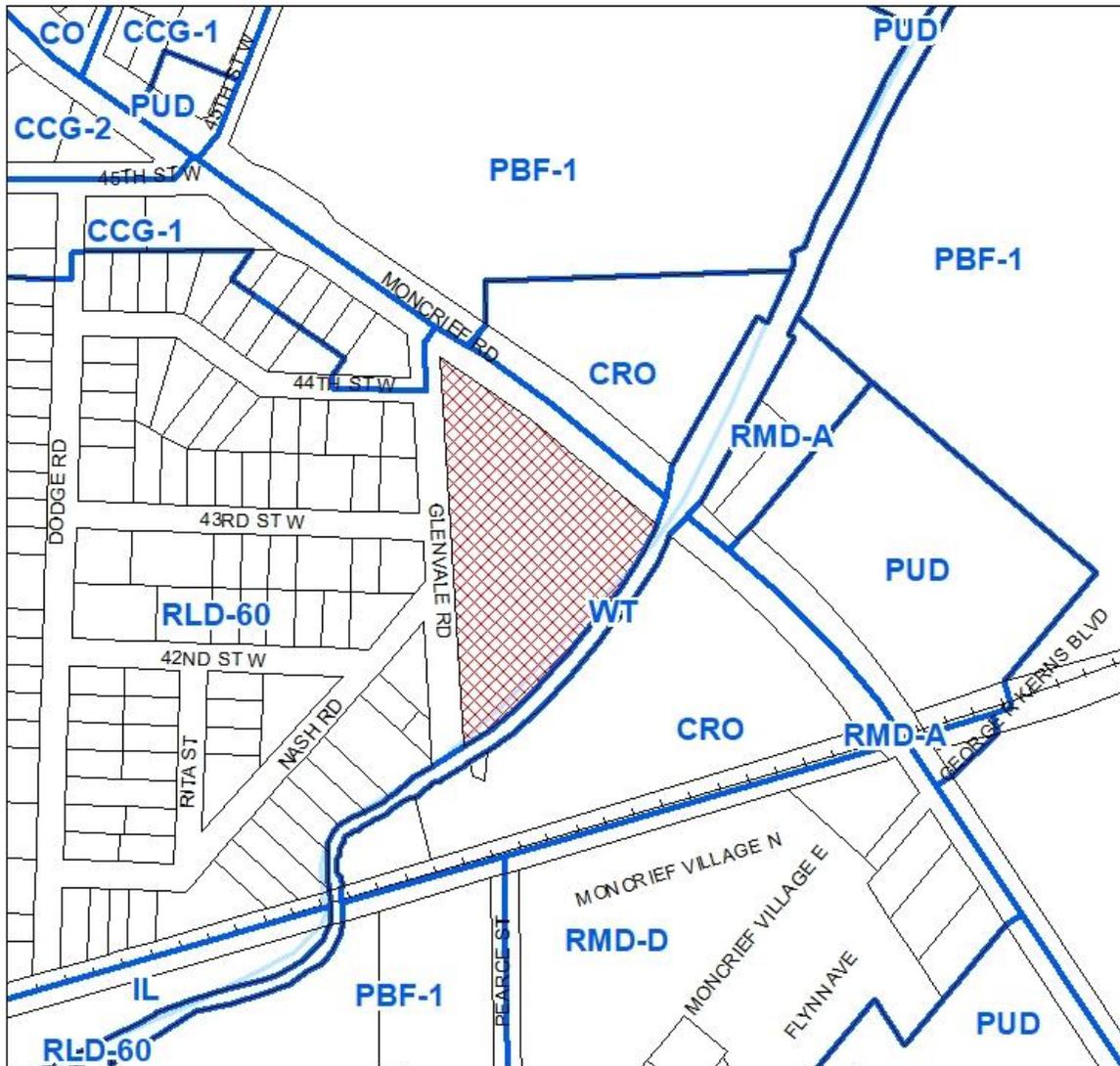
Aerial View of the Subject Property

Source: JaxGIS Maps



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Source: JaxGIS Maps

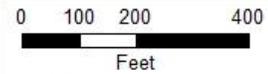
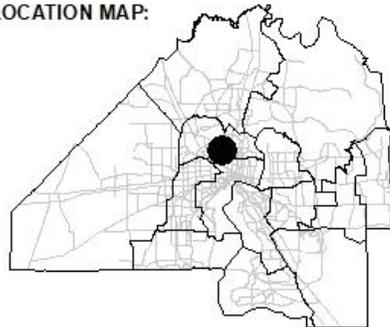


REQUEST SOUGHT:

FROM: RLD-60

TO: CRO

LOCATION MAP:



COUNCIL DISTRICT:

10

TRACKING NUMBER

T-2025-6609

**EXHIBIT 2
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