



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

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

January 22, 2026

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.: 2025-0829**

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**

Mon'e Holder, Chair	Aye
Michael McGowan, Vice Chair	Absent
Lamonte Carter, Secretary	Aye
Amy Fu	Aye
Ali Marar	Absent
Dorothy Gillette	Aye
D.R. Repass	Aye
Joshua Garrison	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Erin L. Abney, MPA

Chief, Current Planning Division
Planning Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING DEPARTMENT TO
APPLICATION FOR REZONING ORDINANCE 2025-0829

JANUARY 8, 2026

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 **2025-0829**.

Location: 3062 Percy Road, between Lem Turner Road and Williard Lane

Real Estate Number: 019464 0010

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

Proposed Zoning District: Residential Low Density-50 (RLD-50)

Current Land Use Category: Low Density Residential (LDR)

Planning District: District 6 – North

Council District: District 8

Applicant/Agent: Cyndy Trimmer, Esq.
Driver, McAfee, Hawthorne and Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, FL 32202

Owner: Daymon & Barbara Johnson
As Trustees of the Johnson Living Trust
3062 Percy Road
Jacksonville, FL 32218

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0829** seeks to rezone approximately 17.99± acres of property from Residential Rural-Acre (RR-Acre) to Residential Low Density-50 (RLD-50) to develop the property with single-family dwellings.

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 Planning Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2045 Comprehensive Plan.

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 ¼ of an acre if either one of centralized potable water or wastewater services are not available.

RLD-50 is a primary zoning district in the LDR land use category, therefore the proposed rezoning is consistent with the proposed 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

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 1.6

The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

Airport Environment Zone

Height Restriction 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).

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-50 in order to permit the development single-family homes.

SURROUNDING LAND USE AND ZONING

The 17.99-acre subject site is located along Percy Road, just west of Lem Turner Road and north of I-295. According to the City's Functional Highway Classifications, Lem Turner Road is classified as a minor arterial roadway and Percy Road is a local roadway. The surrounding area is developed primarily with single-family dwellings; however, the area has recently seen many rezonings to allow for smaller lots, and multi-family dwellings. The property located just west of the subject site was rezoned in 2022 under Ordinance 2022-0200-E to permit up to 300 multi-family units. The property to the north of the subject site was rezoned to RLD-60 in 2023 under Ordinance 2023-0397-E. The PUD to the northwest of the subject site was rezoned in 2019 under Ordinance 2019-0373-E and permitted up to 76 single-family dwellings and townhomes.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre/ RLD-60	Single-family dwellings
South	LDR	RR-Acre	Vacant, retention pond

East	LDR	RR-Acre	Single-family dwellings
West	MDR	PUD 2022-0200-E	Vacant, approved for 300 multi-family dwellings

It is the opinion of the Planning Department that the requested rezoning to RLD-50 will be consistent and compatible with the surrounding uses.

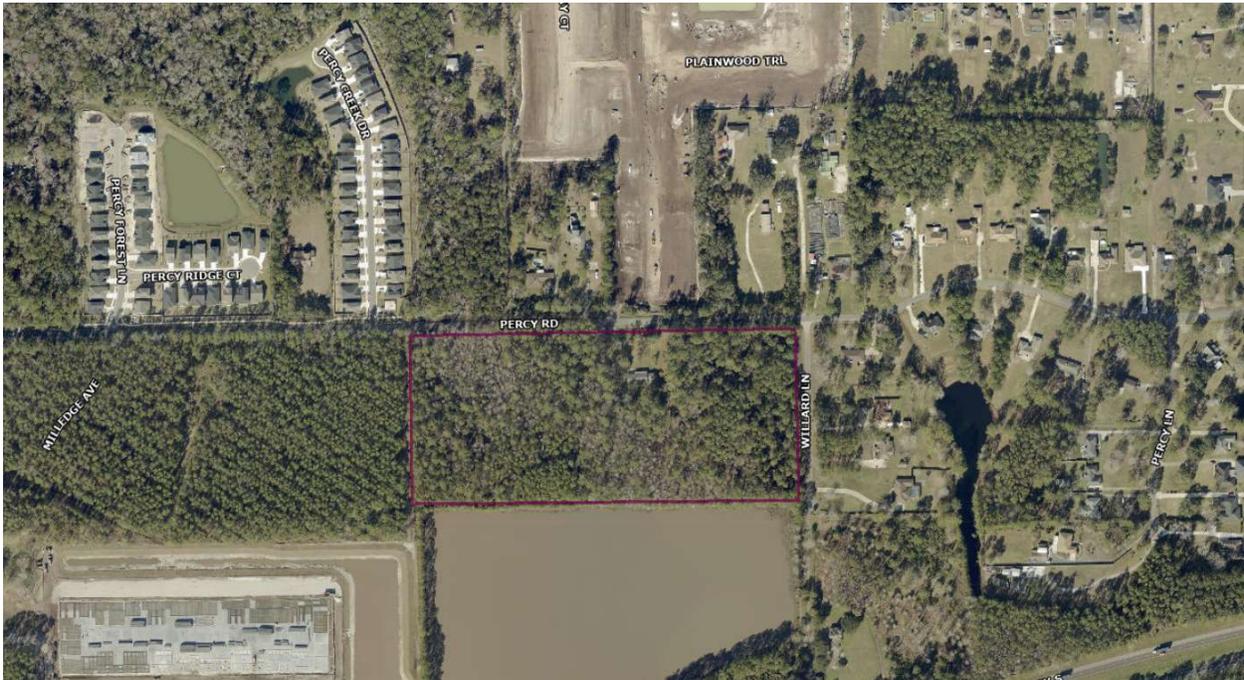
SUPPLEMENTARY INFORMATION

Applicant provided photo evidence of posted Notice Signs to the Planning & Development Department on **October 21, 2025**.



RECOMMENDATION

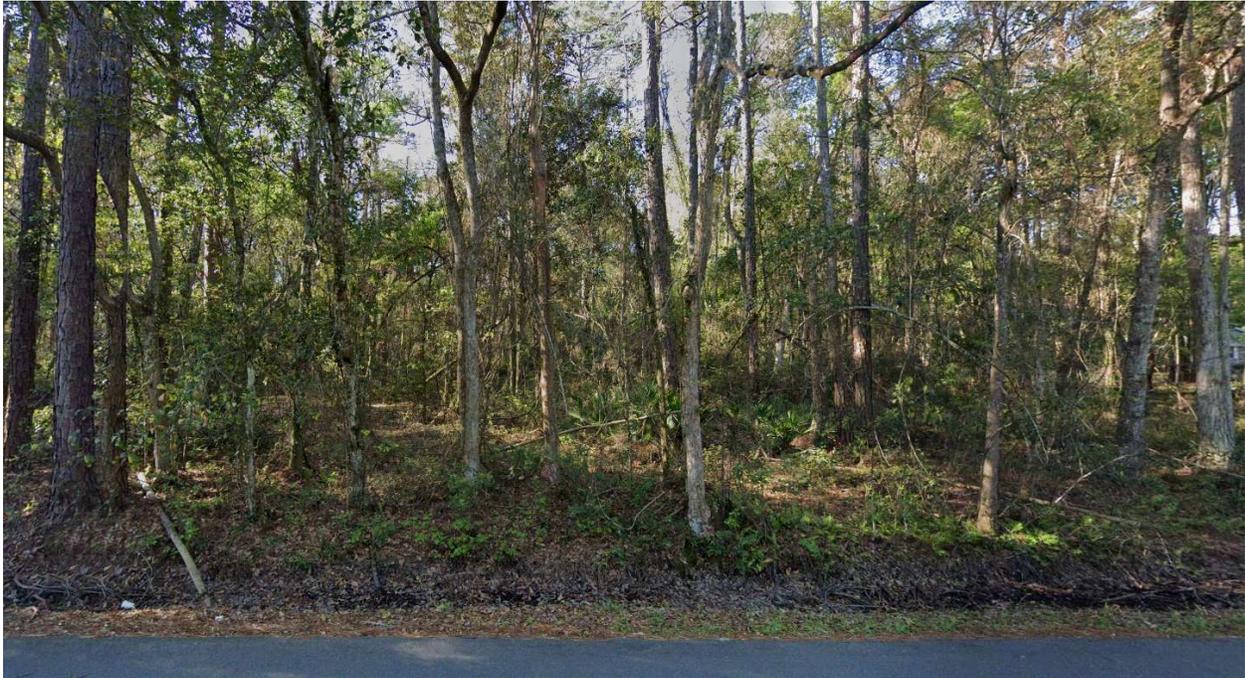
Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0829** be **APPROVED**.



Aerial view of the subject site, facing north.



View of the subject property from Percy Road.



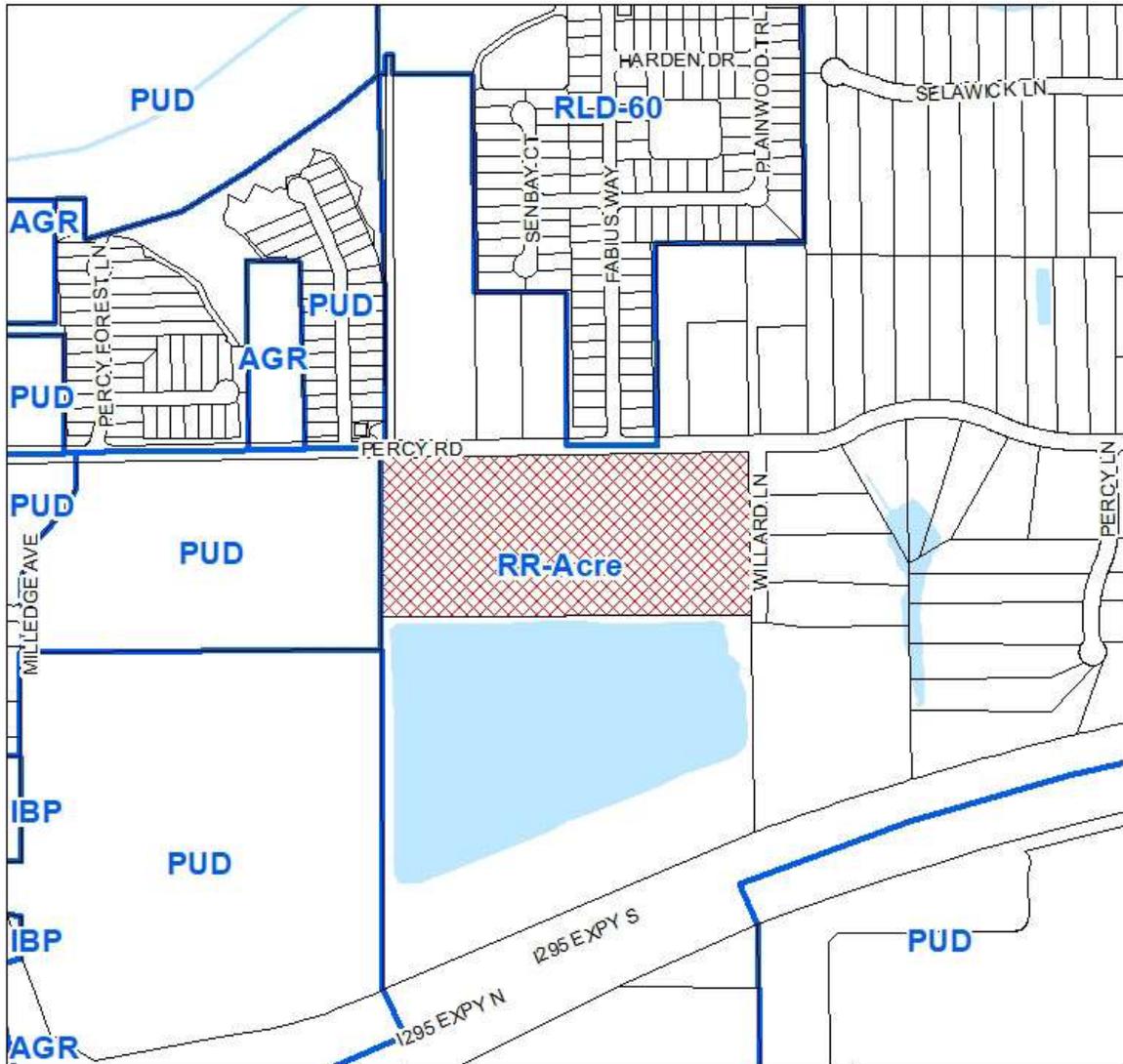
View of the subject property from Percy Road.

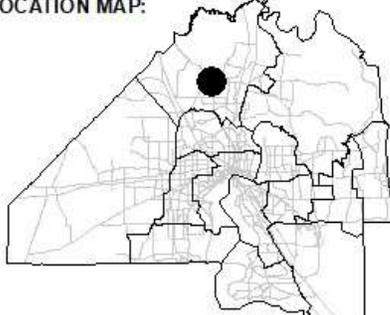
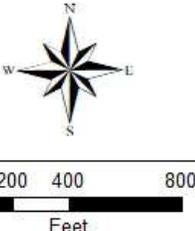


View of a new RLD-60 zoned subdivision, located north of the subject property. This parcel was rezoned under Ordinance 2023-0397-E.



View of new residential subdivision located northwest of the subject site, along Percy Road. This parcel was rezoned under PUD Ordinance 2019-0373-E and permits 45-ft and 50-ft wide lots.



<p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE</p> <p>TO: RLD-50</p>	<p>LOCATION MAP:</p> 	 <p>0 200 400 800 Feet</p> <p>COUNCIL DISTRICT: 8</p>
<p>ORDINANCE NUMBER ORD-2025-0829</p>	<p>TRACKING NUMBER T-2025-6589</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Legal Map