

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0177

APRIL 3, 2025

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2025-0177**.

<i>Location:</i>	12605 & 12607 Gillespie Avenue; 12536 Camden Road
<i>Real Estate Numbers:</i>	106978 0000; 106978 0050; 106978 0200
<i>Current Zoning District:</i>	Residential Low Density-60 (RLD-60)
<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>	Kristen Reed Kimley Horn and Associates, Inc. 12740 Gran Bay Parkway W, Suite 2350 Jacksonville, Florida 32258
<i>Owner:</i>	Jacksonville Homes LLC 4550 St. Augustine Road Jacksonville, FL 32207
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0177** seeks to rezone 5.90± acres from Residential Low Density-60 (RLD-60) to Residential Low Density-40 (RLD-40) to develop the property with single-family homes. According to the submitted JEA Availability Letter (2025-0317) the applicant is seeking to develop a maximum of 35 single-family dwellings. The subject site is located between Gillespie Avenue and Camden Road, approximately 1/6 of a mile south of New Berlin Road, which is classified as a collector roadway.

Properties that are zoned RLD-40 have a minimum lot width of 40 feet and 4,000 square feet lot size. The Low Density Residential land use category allows for up to 7 units per acre when connected to city water and city sewer, but only 2 units per acre if neither city water or city sewer are available.

A similar rezoning from RLD-60 to RLD-40 was approved south of the subject property, at 12433 Gillespie Avenue, under Ordinance 2024-0234-E.

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 5.90-acre subject site is located between Gillespie Avenue and Camden Road, approximately 1/6 of a mile south of New Berlin Road, which is classified as a collector roadway. The subject site is located within Council District 8 and Planning District 6 (North) and has a land use designation of Low Density Residential (LDR) within the Suburban Development Area (SA). The applicant seeks to rezone the subject site from RLD-60 to RLD-40.

According to the Category Descriptions of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan, Low Density Residential (LDR) in the Suburban Development Area is intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. New residential subdivisions in LDR should be designed in such a way as to reduce the number of Vehicle Miles Traveled, and cul-de-sacs should be avoided.

The maximum gross density for LDR in the Suburban Area shall be seven (7) units per 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 two (2) units per acre and the minimum lot size shall be a ½-acre when both centralized potable water and wastewater are not available. The maximum gross density shall be four (4) units per acre and the minimum lot size shall be a ¼-acre if either one of centralized potable water or wastewater services are not available. Based on the JEA availability letter, dated February 4, 2025, submitted by the applicant with the application, the 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 listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan. The proposed rezoning to RLD-40 promotes a pattern of compatible uses (*i.e.* single family dwellings) consistent with the surrounding area and future development.

Future Land Use Element (FLUE):

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.

The proposed rezoning at the subject site would directly address the projected growth within the given vicinity by providing for a greater variety of housing options for residents.

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 RLD-60 to RLD-40 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 along Gillespie Avenue. This immediate area is developed almost exclusively with single-family dwellings ranging in lot sizes from RLD-60 to RLD-40s. The properties directly south of the subject property was rezoned to RLD-50 in 2010 (2010-0343-E) and RLD-40 in 2024 (2024-0234-E). Nonetheless, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RLD-60	Single-family dwellings
East	LDR	RLD-60	Single-family dwellings
South	LDR	RLD-50/RLD-40	Single-family dwellings

West

LDR

RLD-60

Single-family dwellings

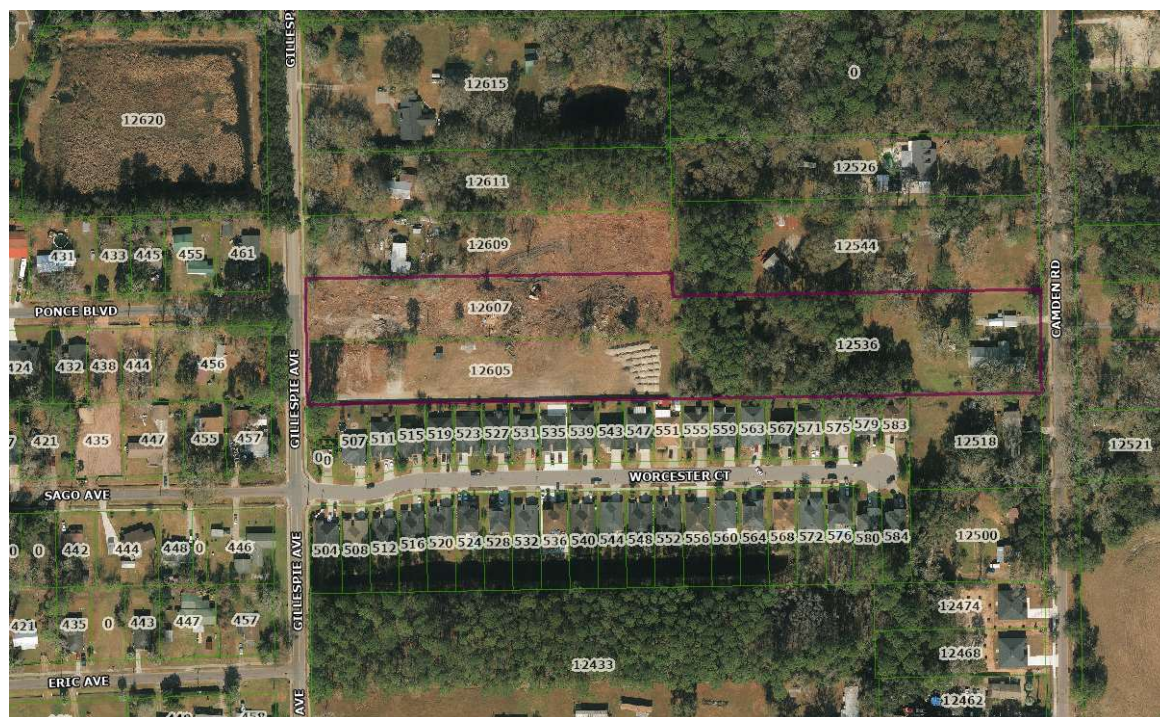
SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on March 3rd, 2025 to the Planning and Development Department, that the 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 2025-0177** be **APPROVED**.



Aerial view of the subject property, facing north.



View of the subject property from Camden Road.



View of the adjacent RLD-50 neighborhood (Ambridge Cove) to the south of the proposed property.



Closer view of the RLD-50 neighborhood (Ambridge Cove) to the south of the proposed property.

