



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning Department  
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Jacksonville, FL 32202  
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July 17, 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.: 2025-0419**

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 among the Commissioners.

Planning Commission Vote: **8-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Charles Garrison	Aye
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, flowing script.

**Erin L. Abney, MPA**

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

**REPORT OF THE PLANNING DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2025-0419**

**JULY 17, 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 **2025-0419**.

<b><i>Location:</i></b>	0 Golfbrook Drive, between 45 <sup>th</sup> Street West and Brook Forest Drive
<b><i>Real Estate Number:</i></b>	022623 0100
<b><i>Current Zoning District:</i></b>	Residential Low Density-60 (RLD-60) Residential Medium Density-B (RMD-B)
<b><i>Proposed Zoning District:</i></b>	Residential Medium Density-D (RMD-D)
<b><i>Current Land Use Category:</i></b>	Medium Density Residential (MDR)
<b><i>Planning District:</i></b>	Northwest, District 5
<b><i>Council District:</i></b>	District 10
<b><i>Applicant:</i></b>	Saleh Aldhuraïs 6354 Arlington Road Jacksonville, FL 32211
<b><i>Owner:</i></b>	Wellsen Limited Inc. 6354 Arlington Road Jacksonville, FL 32211
<b><i>Staff Recommendation:</i></b>	<b>APPROVE</b>

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2025-0419** seeks to rezone approximately 9.25± acres of a property from Residential Low Density-60 (RLD-60) and Residential Medium Density-B (RMD-B) to Residential Medium Density-D (RMD-D) to develop multi-family dwellings. The Planning and Development Department finds that the subject property is in the Medium Density Residential (MDR) 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. The maximum gross density shall be 30 units/acre when the site does not abut land in LDR or RR; except for sites within the Coastal High Hazard Area (CHHA) where the maximum gross

density shall be 20 units/acre. As such, the portion of the site located within the CHHA shall be limited to 20 units/acre, unless appropriate mitigation is provided consistent with the City's CHHA policies.

## **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 subject site is 9.25 acres and is located along the north side of Golfbrook Drive, between Brook Forest Drive and 45th Street West, all local roadways. The site is also located in Council District 10, Planning District 5 (Northwest), the Urban Priority Development Area and bounded by Moncrief Creek. The applicant is proposing a rezoning from Residential Low Density-60 (RLD-60) and Residential Medium Density-B (RMD-B) to Residential Medium Density-D (RMD-D) to allow for an increase in the number of buildable units.

Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and can serve as transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category. Plan amendment requests for new MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. The maximum gross density in the Urban Priority Area shall be 20 units/acre and the minimum gross density shall be greater than 7 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 Low Density Residential (LDR) without such services.

The maximum gross density shall be 30 units/acre when the site does not abut land in LDR or RR; except for sites within the Coastal High Hazard Area (CHHA) where the maximum gross density shall be 20 units/acre. As such, the portion of the site located within the

CHHA shall be limited to 20 units/acre, unless appropriate mitigation is provided consistent with the City's CHHA policies.

The proposed rezoning to RMD-D is listed as a primary zoning district within the MDR land use category. As such, the proposed rezoning is consistent with the MDR land use category. The proposed rezoning to RMD-D is consistent with the MDR 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, 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.

**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.

**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.

**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.

**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 has been identified as being related to the following issues identified in the 2045 Comprehensive Plan. Based on this relationship, the rezoning**

application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:

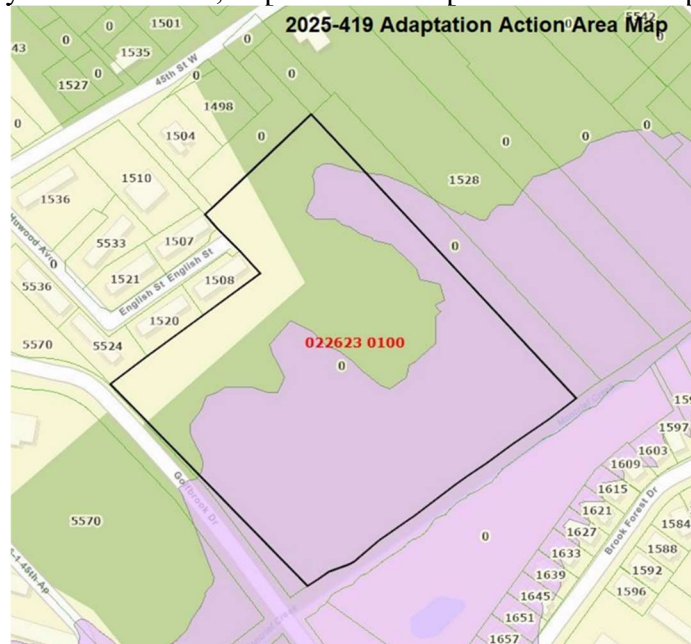
#### **45th & Moncrief Neighborhood Action Plan**

The subject site is located within the 45th & Moncrief Neighborhood Action Plan, adopted in 2004. While the plan does not address the subject site specifically, one of the main goals of the plan is to promote homeownership and stable housing conditions. The site is currently undeveloped adjacent to a well-developed residential area, and would help expand and stabilize the housing in that area.

#### **Adaptation Action Area (AAA)**

Approximately 5.29 acres of the rezoning site is within the AAA. The AAA boundary is a designation in the City's 2045 Comprehensive Plan which identifies areas that experience coastal flooding due to extreme high tides and storm surge, and that is vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning. The AAA is defined as those areas within the projected limit of the Category 3 storm surge zone, those connected areas of the 100-year and 500-year Flood Zone, and additional areas determined through detailed flood analysis.

The applicant is encouraged to consider site design measures, such as clustering development away from the AAA, to protect development from the impacts of flooding.

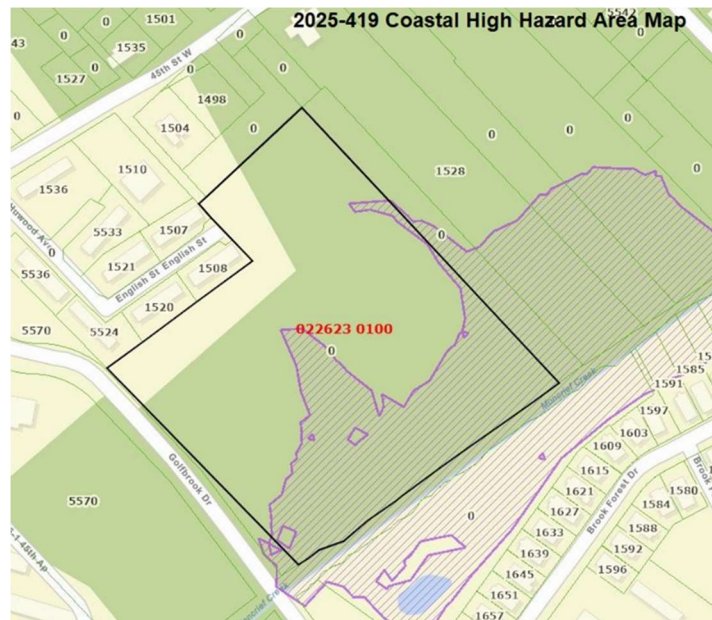


#### **Coastal High Hazard Area (CHHA)**

Approximately 2.93 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 Coastal High Hazard Area (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 as established by the most current Northeast Florida

Hurricane Evacuation Study. It is shown on The Coastal High Hazard Areas (CHHA) Map (2021) and Hurricane Evacuation Zones Map.

The CHHA area is in the southeastern area of the application site and adjacent to Moncrief Creek. The area is also located within the Category II wetlands as well as the AE and AE-Floodway Zone.



### **Flood Zones**

Approximately 1.13 acres of the subject site is within the AE-Floodway, 3.38 acres is within the AE Flood Zone, and 0.28 of an acre is located 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. The AE-Floodway is associated with Moncrief Creek.

AE Flood Zones are areas within the 100-year floodplain or SFHA where flood insurance is mandatory. This flood zone is associated with the Moncrief Creek.

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.

**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 to RMD-D to permit the development of multi-family dwellings.

**SURROUNDING LAND USE AND ZONING**

The subject site is located off of 45<sup>th</sup> Street West. Much of the surrounding area is developed with single-family and multi-family dwellings. The Fairway Oaks subdivision, owned by the Jacksonville Housing Authority is located to the south and west of the subject site. It is the opinion of the Planning and Development Department that the requested rezoning to RMD-D will be consistent and compatible with the surrounding uses. The adjacent land use categories and zoning districts are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	MDR	RLD-60	Single family dwellings, vacant
<b>South</b>	MDR	PUD 1999-0749-E	Single family dwellings, multi-family dwellings
<b>East</b>	MDR	PUD 1999-0749-E / RLD-60	Single family dwellings, vacant
<b>West</b>	MDR	PUD 1999-0749-E / RMD-B	Multi-family dwellings, Jacksonville Housing Authority office



### SUPPLEMENTARY INFORMATION

The applicant provided evidence that the required Notice of Public Hearing signs were posted on May 22, 2025.



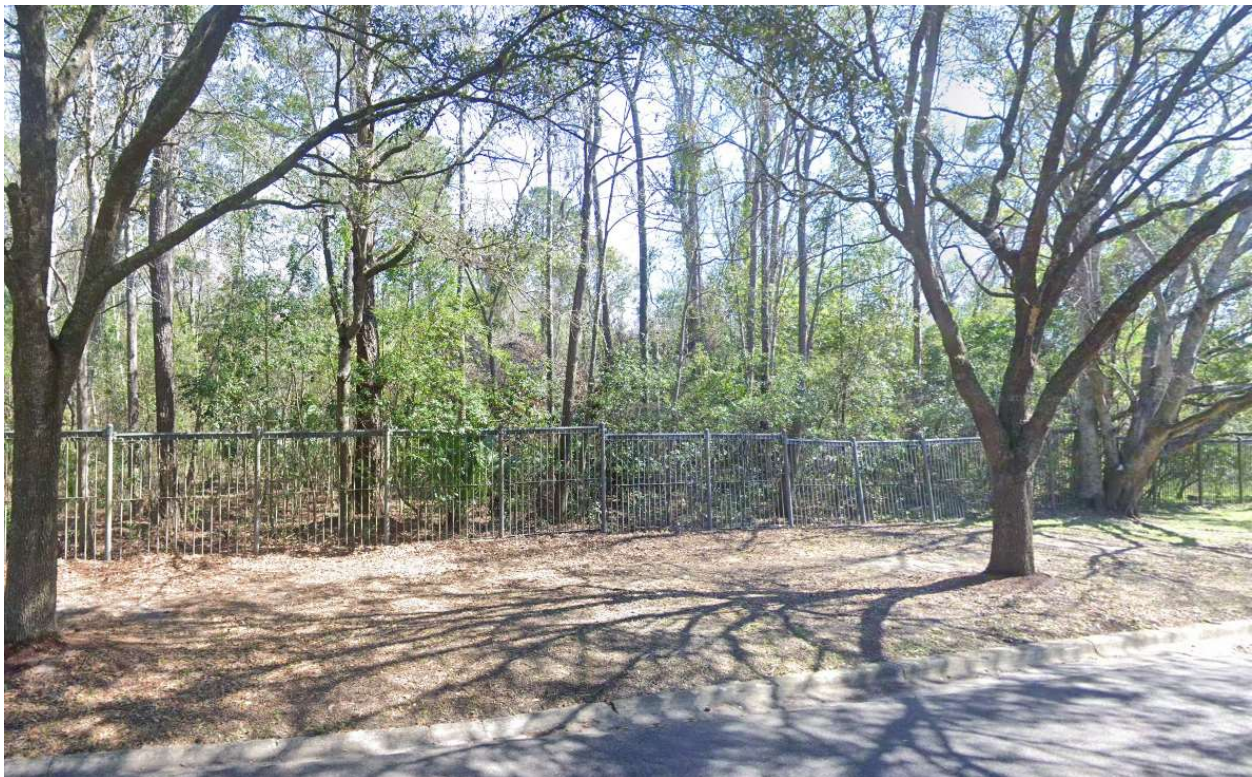
### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2025-0419** be **APPROVED**.





**Aerial view of the subject property, facing north.**



**View of the subject property from Golfbrook Drive.**

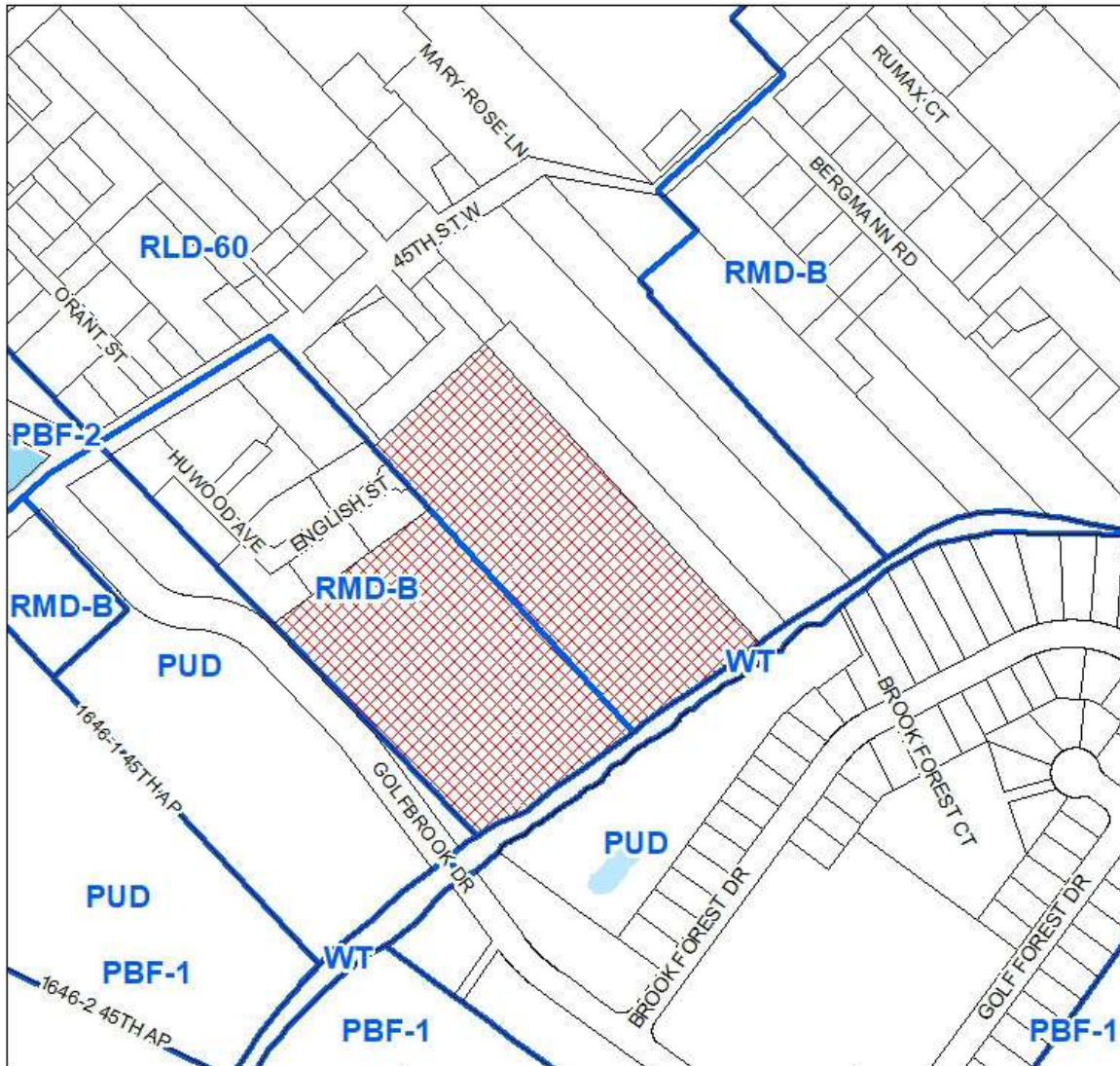


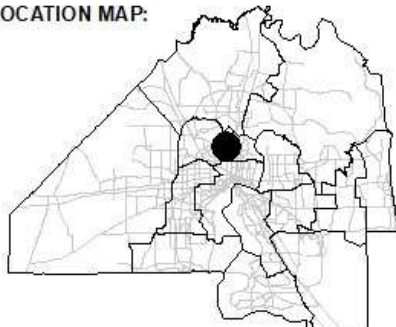



**View of neighboring multi-family dwellings, located northwest of the subject site, along 45<sup>th</sup> St West.**



**View of neighboring Fairway Oaks subdivision, multi-family dwellings, located southeast of the subject property.**



<p>REQUEST SOUGHT:</p> <p><b>FROM: RLD-60 &amp; RMD-B</b></p> <p><b>TO: RMD-D</b></p>	<p>LOCATION MAP:</p> 	 <p>0 100 200 400 Feet</p> <p>COUNCIL DISTRICT: <b>10</b></p>
<p>ORDINANCE NUMBER <b>ORD-2025-0419</b></p>	<p>TRACKING NUMBER <b>T-2025-6087</b></p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>

Legal Map