



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

November 20, 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.: 2025-0802**

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: **5-0-1**

Charles Garrison, Chair	Aye
Mon'e Holder, Vice Chair	Aye
Michael McGowan, Secretary	Aye
Lamonte Carter	Abstain
Amy Fu	Absent
Ali Marar	Absent
Dorothy Gillette	Aye
D.R. Repass	Absent
Joshua Garrison`	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 Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0802

NOVEMBER 20TH, 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 **2025-0802**.

<i>Location:</i>	4170 Lorenzo Court Between Moncrief Road West and Ribault River Lane
<i>Real Estate Number(s):</i>	030147-0462
<i>Current Zoning District(s):</i>	Residential- Low Density 60 (RLD-60)
<i>Proposed Zoning District(s):</i>	Residential Medium Density-D (RMD-D)
<i>Current Land Use Category:</i>	Medium Density Residential (MDR)
<i>Planning District:</i>	Northwest, District 5
<i>Council District:</i>	District 10
<i>Applicant/Owner:</i>	Carol Brenner Atlantis Federation INC 8666 Escondido Way Bocaron, FL 33433
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0802** seeks to rezone approximately 0.36± acres of land from Residential Low Density-60 (RLD-60) to Residential Medium Density-D (RMD-D) to allow for multi-family residential development. The subject property is located along Lorenzo Court within the Moncrief Estates-Unit One subdivision, platted in 1984 as Lot 11. Development within this subdivision consists of a mixture of quadplexes and townhomes, primarily constructed in the late 1980s. Lorenzo Court is split-zoned between the RMD-D and RLD-60 zoning districts. The property has an existing land use designation of Medium Density Residential (MDR) and is located within the Urban Area development boundary. The site was previously developed with a quadplex; however, since its demolition in 2017, any new construction must comply with the current RLD-60 zoning regulations, which does not permit multi-family residential uses.

With the enactment of the Comprehensive Plan in 1990 this roadway was designated MDR and split zoned to what is equivalent to RLD-60 and RMD-D today. There have been several rezonings within the subdivision to change the zoning from residential low density to medium density including:

- Ord.2004-0241(4182, 4178 & 4177 Lorenzo Court)
- Ord.2008-0043 (4165 Lorenzo Court)

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 0.36 of an acre and is located at the end of Lorenzo Court, about .17 miles from Moncrief Road West, between Leonnie Road and Ken Knight Drive East. According to the City's Functional Highway Classification System, Moncrief Road West is classified as a collector roadway while Lorenzo Court, Leonnie Road, and Ken Knight Drive East are all classified as local roadways. The site is also located in Council District 10, Planning District 5 (Northwest), within the Urban Development Area. The applicant is proposing a rezoning from Residential Low Density-60 (RLD-60) to Residential Medium Density-D (RMD-D) to allow for the development of a multi-family residential home.

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 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. According to the JEA Availability Letter provided with the application, the site appears to have central water and sewer services.

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 of the 2045 Comprehensive Plan.

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

Yes. This proposed rezoning is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

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.

FLUE 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.

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.

Ribault Scenic Neighborhood Action Plan (2003)

The subject site is located within the Ribault Scenic Neighborhood Action Plan. The Plan does note this site as part of the Washington Heights area, stating that the Lorenzo Court development was built in 1984 as multi-family housing units that are single-story and constructed around a cul-de-sac. The Plan suggests redevelopment of these vacant homes to replace the long-standing blight on the community with various housing types. Therefore, the proposed rezoning to RMD-D is consistent with the Plan.

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 RMD-D 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

As previously mentioned, the subject site is 0.36 acres and is located at the end of Lorenzo Court, about .17 miles from Moncrief Road West, between Leonnie Road and Ken Knight Drive East. Lorenzo Court is split-zoned between the RMD-D and RLD-60 zoning districts where the surrounding development pattern includes quadplexes and townhomes. Rezoning to RMD-D would allow for a continuation of existing development patterns.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	RMD-D	Quadplex
South	MDR	RLD-60	Quadplex
East	MDR	RLD-60	Vacant
West	MDR	RMD-D	Quadplex

The Planning Department finds that the requested rezoning to RMD-D will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on November 12, 2025, the required Notice of Public Hearing sign **was** posted:



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0802** be **APPROVED**.



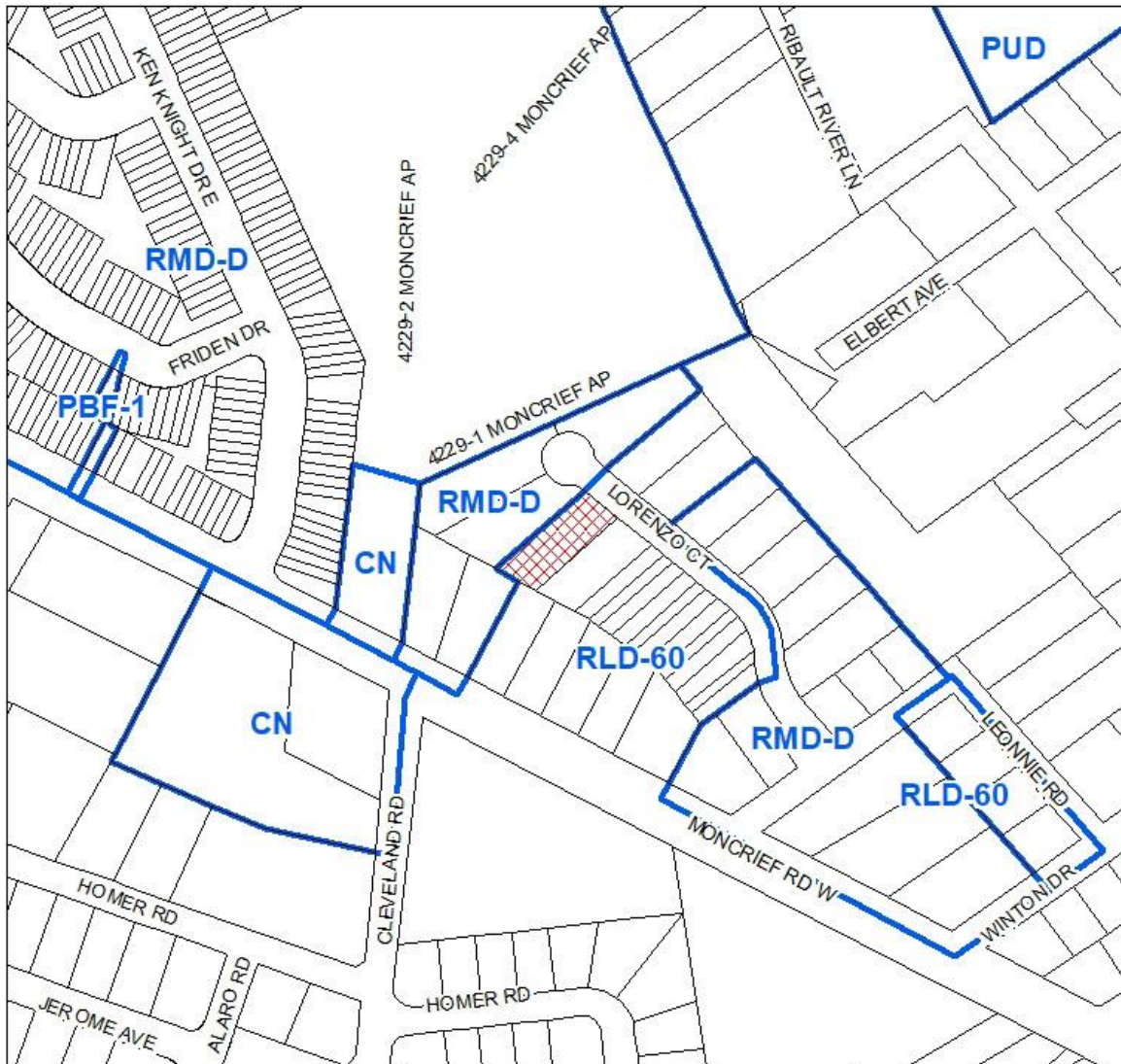
Aerial View of subject property
(Source: Jax GIS)

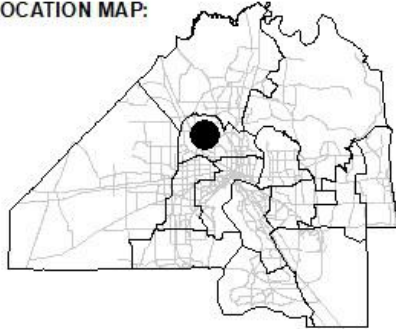
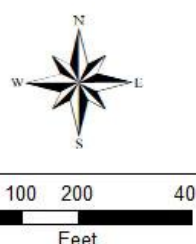


View of subject property
(Source: GoogleMaps March 2025)



Adjacent property to the North
(Source: GoogleMaps March 2025)



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: RMD-D</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>10</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2025-0802</p>	<p>TRACKING NUMBER</p> <p>T-2025-6523</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Legal Map



Planning Department

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

MEMORANDUM

TO: Payton Jamieson
Current Planning Division

FROM: Sophie Fogg
Community Planning Division

RE: 2025-0802

DATE: November 4, 2025

The following review is based on the information provided by the Current Planning Division staff.

Description of Proposed Rezoning Application

Current Land Use: Medium Density Residential (MDR)

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

Proposed Zoning: Residential Medium Density - D (RMD-D)

Development Area: Urban Development Area

Total Acres: 0.36 of an acre

Comprehensive Land Use Policy Analysis

Is the proposed rezoning district consistent with the functional land use category identified in the 2045 Comprehensive Plan?

YES ☒ NO ☐

ZONING REQUEST:

The applicant seeks this rezoning as the property was given to them by the city to create affordable housing and most of the properties on the street are RMD-D Zoning. This property is to be rebuilt as it was previously, a multi-family residential home.

LAND USE CATEGORY CONSISTENCY REVIEW:

The subject site is 0.36 of an acre and is located at the end of Lorenzo Court, about .17 miles from Moncrief Road West, between Leonnie Road and Ken Knight Drive East. According to the City's Functional Highway Classification System, Moncrief Road West is classified as a collector roadway while Lorenzo Court, Leonnie Road, and Ken Knight Drive East are all classified as local roadways. The site is also located in Council District 10, Planning District 5 (Northwest), within the Urban Development Area. The applicant is proposing a rezoning from Residential Low Density-60 (RLD-60) to Residential Medium Density-D (RMD-D) to allow for the development of a multi-family residential home.

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 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. According to the JEA Availability Letter provided with the application, the site appears to have central water and sewer services.

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 of the 2045 Comprehensive Plan.

To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2045 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.

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 1.1.21 | <p>Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:</p> <ul style="list-style-type: none">A. Foster vibrant, viable communities and economic development opportunities;B. Address outdated development patterns; and/orC. Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population. |

The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

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.

Policy 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:
 - a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - b. Each lot is a minimum of 1/2 acre unsubmerged property.
 - c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

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.

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.

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:

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low sensitivity for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

Policy 1.2.2 The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.

Policy 1.2.5 The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

Ribault Scenic Neighborhood Action Plan (2003)

The subject site is located within the Ribault Scenic Neighborhood Action Plan. The Plan does note this site as part of the Washington Heights area, stating that the Lorenzo Court development was built in 1984 as multi-family housing units that are single-story and constructed around a cul-de-sac. The Plan suggests redevelopment of these vacant homes to replace the long-standing blight on the community with various housing types. Therefore, the proposed rezoning to RMD-D is consistent with the Plan.