



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning Department  
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Jacksonville, FL 32202  
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July 1, 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.: 2025-0366**

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**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Absent
Lamonte Carter	Absent
Amy Fu	Absent
Charles Garrison	Aye
Julius Harden	Absent
Ali Marar	Absent
Dorothy Gillette	Aye
Lara Diettrich (Alternate)	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, 3<sup>rd</sup> Floor  
Jacksonville, FL 32202  
(904) 255-7817; EAbney@coj.net

**REPORT OF THE PLANNING DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2025-0366**

**JUNE 20, 2025**

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 **Ord. 2025-0366**.

<b><i>Location:</i></b>	0 Old Plank Rd; at the NW Corner of Old Plank Rd and Bulls Bay Hwy
<b><i>Real Estate Numbers:</i></b>	006217-1000 (portion)
<b><i>Current Zoning District:</i></b>	Commercial Neighborhood (CN)
<b><i>Proposed Zoning District:</i></b>	Residential Low Density-60 (RLD-60)
<b><i>Current Land Use Category:</i></b>	Neighborhood Commercial (NC)
<b><i>Proposed Land Use Category:</i></b>	Low Density Residential (LDR)
<b><i>Planning District:</i></b>	District 5 - Southwest
<b><i>Council District:</i></b>	District 10
<b><i>Applicant/Agent:</i></b>	Ben Hartung Flight Builders 2144 Rosselle St Jacksonville, Florida 32210
<b><i>Owners:</i></b>	STF Capital Group LLC 2144 Rosselle Street Jacksonville, Florida 32204
<b><i>Staff Recommendation:</i></b>	<b>APPROVE</b>

**GENERAL INFORMATION**

Application for Conventional Rezoning **2025-0366** seeks to rezone approximately 1.27 acres of land from Commercial Neighborhood (CN) to Residential Low Density-60 (RLD-60) district to allow for the development of multiple single family-dwellings. The subject property is a 3.33 acre split zoned property where 1.27 acres is zoned CN and the remaining 2.06 is zoned RLD-60. The

subject property was originally intended to be developed with a corner store but has remained vacant. Rezoning to RLD-60 will allow the property to be developed with multiple single-family dwellings keeping in character with the surrounding existing neighborhood. The applicant will have to go through the 10-set Civil Plan review and subdivision review to develop this property. An internal accessway must be developed as well, due to COJ policy of not allowing more than 2 driveway connections along Collector or higher roadways, which Bulls Bay Hwy and Old Plank Rd both are.

There is a companion Land Use Amendment, Ordinance **2025-0365 (L-6039-25C)** proposing to go from Neighborhood Commercial (NC) to Low Density Residential (LDR). The Planning Department is also Recommending Approval on the Small-Scale Land Use Amendment.

### **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 1.27 of an acre subject site is a lot of record located at the northwest corner of the intersection of Old Plank Rd and Bulls Bay Hwy, both of which are classified as Collector roadways. The site is located within the Suburban Development Area, in Planning District 5 (Northwest) and Council District 12. The applicant seeks to rezone the subject site from Commercial Neighborhood (CN) to Residential Low Density- 60 (RLD-60) and is also proposing a companion land-use application to amend the land use designation from Neighborhood Commercial (NC) to Low Density Residential (LDR).

According to the Category Descriptions of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan, Low Density Residential (LDR) in the Suburban Area is 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-60 is a primary zoning district in the LDR land use category and is consistent with the proposed use of LDR pursuant to Ordinance 2025-365.**

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

Yes. The proposed rezoning is consistent with the following policies of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

**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 subject property was never platted, however the Pre-Comp Plan panel map shows the property being reserved for CN. The property has remained vacant and undeveloped for decades and is better suited for residential development. There is CN across the street which is currently occupied with a gas station. Approval of the rezoning request would further Objective 3.1 by maintaining adequate land for residential use and protects the surrounding existing residential.*

**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.

*This rezoning limits urban sprawl by protecting the residential area and maintains a compatible land use pattern.*

**Aquifer Recharge**

The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protection. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

**Notice Zone**

The site is also located in a Military Influence Zone for OLF Whitehouse. Military Influence Zones are known as Airport Notice Zones in the Land Development Regulations. They encompass all lands within accident potential zones, the lighting regulation zone (for OLF Whitehouse only), the 60-64.99 DNL noise contour, and the 150-foot height and hazard zone or inner horizontal and conical surface zones as shown on the Military and Civilian Influence Zones. They apply to NAS Jacksonville, NS Mayport, and OLF Whitehouse.

Execution of an Airport Notice Zone Acknowledgement for properties located within these zones is required pursuant to Section 656.1010, Ordinance Code.

**Future Land Use Element**

Policy 2.6.14 To ensure safety and education of citizens occupying properties that are located near military and civilian airports, the City requires disclosure of airport proximity to prospective owners or lessees in the Military and Civilian Influence Zones depicted on the Military and Civilian Influence Zones Map.

**Evacuation Zone**

The subject site is within Evacuation Zone F. The companion land use application was routed to the City's Emergency Preparedness Division (EPD) for review and comment. EPD was provided with the companion land use application and the development potential of the proposed land use amendment change. Per EPD's response, it was determined that the impact of the companion, small-scale land use amendment on countywide evacuation timing would be negligible.

**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 Commercial Neighborhood (CN) to Residential Low Density-60 (RLD-60) to be developed with multiple single family dwellings.

**SURROUNDING LAND USE AND ZONING**

The 1.27 of an acre subject site is a lot of record located at the northwest corner of the intersection of Old Plank Rd and Bulls Bay Hwy, both of which are classified as Collector roadways. The surrounding subdivision is primarily developed with single family dwellings zoned RLD-60. Directly to the west, more single-family dwellings exist under the RR-Acre zoning district. Diagonally, on the southeast corner of the intersection, there is a corner store and gas station zoned CN.

Nevertheless, the surrounding uses, land use categories, and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RR-ACRE	Single Family Dwellings
South	LDR	RLD-60	Single Family Dwellings
East	LDR	RLD-40	Single Family Dwellings
West	LDR	RR-ACRE	Single Family Dwellings

It is the opinion of the Planning Department that the requested rezoning to RLD-60 will be consistent and compatible with the surrounding uses.

### **SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **May 6th, 2025**, by the Planning and Development Department, the required Notice of Public Hearing signs were posted.





### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2025-0366** be **APPROVED**.



Aerial Photo



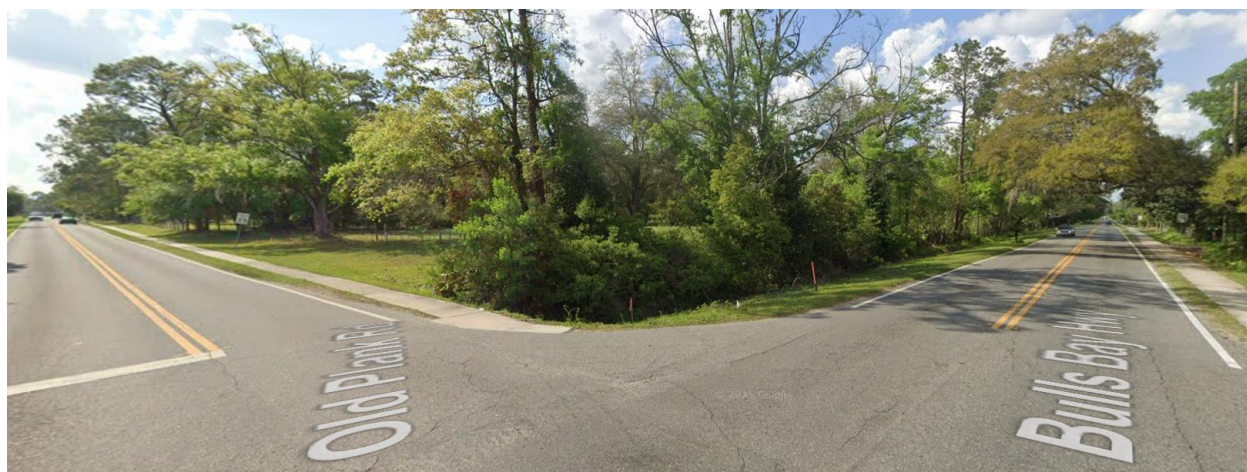


**View of the subject property from Old Plank Rd**

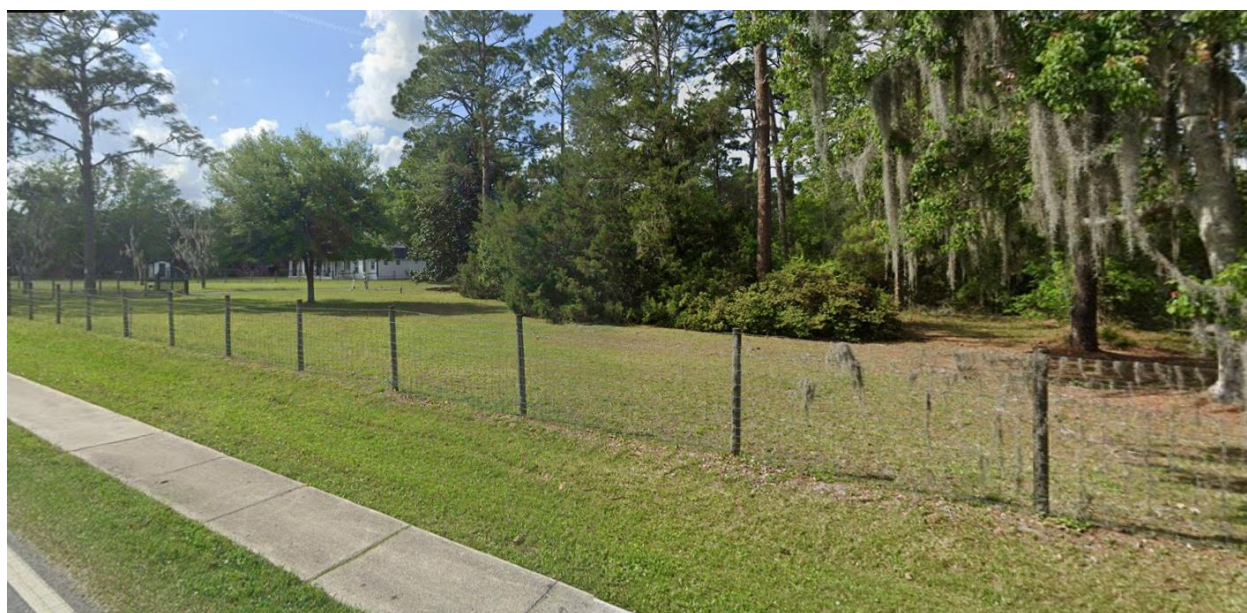


**View of the subject property from Bulls Bay Hwy**

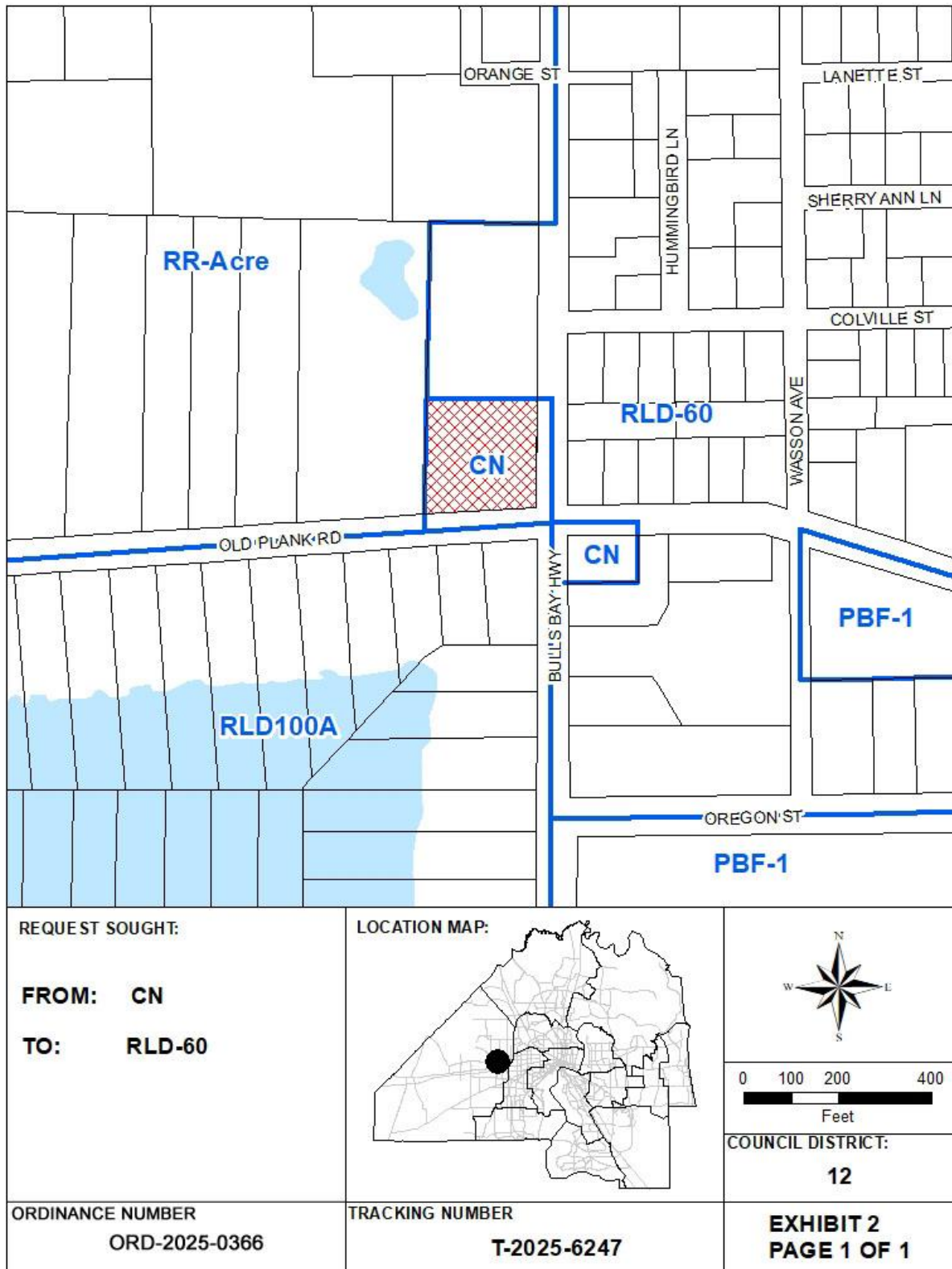




**View of the subject property from intersection of Bulls Bay Hwy and Old Plank Rd**



**Neighboring lots zoned RR-Acre, with a sizeable landscape buffer separating the subject property.**



Legal Map