



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning and Development Department  
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Jacksonville, FL 32202  
(904) 630-CITY  
Jacksonville.gov

November 21, 2024

The Honorable Randy White  
The Honorable Kevin Carrico, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report  
Ordinance No.: 2024-831**

Dear Honorable Council President White, Honorable Council Member and LUZ Chairperson Carrico 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 and Development Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There was one speaker in opposition who had a question about the density/number of lots. There was little discussion among the Commissioners.

Planning Commission Vote: **5-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Absent
Lamonte Carter	Aye
Amy Fu	Absent
Charles Garrison	Aye
Julius Harden	Absent

Ali Marar	Absent
Jack Meeks	Absent
Lara Diettrich (alternate)	Aye

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

Sincerely,



Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
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Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FO**

**APPLICATION FOR REZONING ORDINANCE 2024-0831**

**NOVEMBER 21, 2024**

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 **2024-0831**.

***Location:*** 1709 Girvin Road, 1719 Girvin Road, and 1739 Girvin Road

***Real Estate Numbers:*** 160918-0000; 160916-0000; 160915-0000

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

***Proposed Zoning District:*** Residential Low Density-70 (RLD-70)

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** District 2, Greater Arlington and Beaches

***Council District:*** District 3

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

***Owner:*** Chris Hionedes  
P.O. Box 330108  
Atlantic Beach, FL 32233

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2024-0831** seeks to rezone approximately 2.68± acres of property from Rural Residential-Acre (RR-Acre) to Residential Low Density-70 (RLD-70). The property is located in the Low Density Residential (LDR) land use category within the Suburban Area of the Future Land Use Element of the 2045 Comprehensive Plan. The request to rezone the property is to allow the property owner to subdivide and develop the properties 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 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. 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-70 is a primary zoning district in the LDR land use category. The proposed zoning change from RR-Acre to RLD-70 will be consistent with 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 following policies of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan:

**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 3.1**

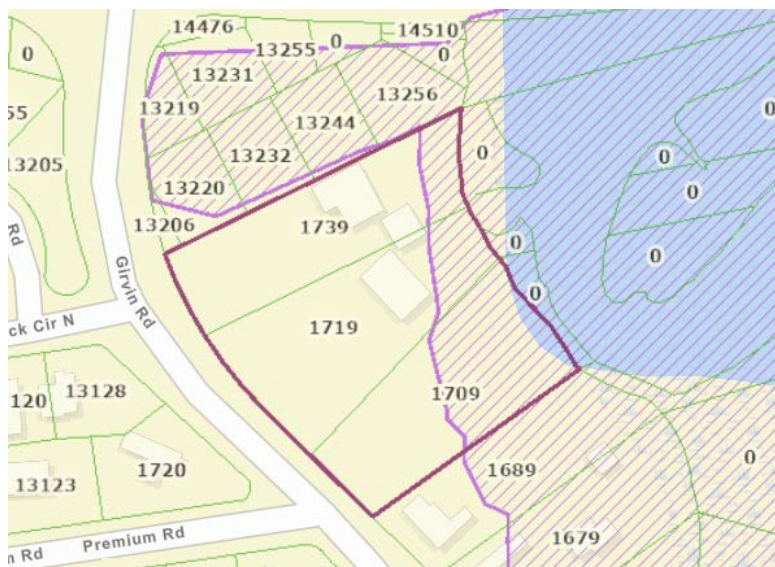
Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for residents. Protect single-family residential neighborhoods by requiring that any other land uses within single-family 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 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.

**Coastal High Hazard Area (CHHA)**

Approximately 0.86 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) and Hurricane Evacuation Zones Map. The map below shows the portion of the property within the CHHA. The applicant has not requested a Land Use amendment for the subject site.



**Map of Coastal High Hazard Area**

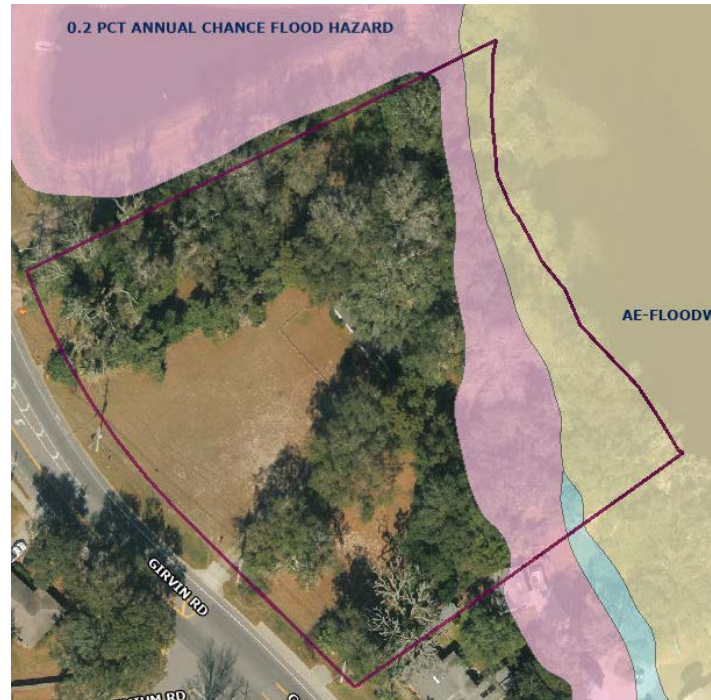
**Military Influence Zone**

The site is also located in a Military Influence Zone for NAS Mayport. *Military Influence Zones*-- 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 one hundred fifty (150) foot Height and Hazard Zone or inner horizontal and conical surface zones as shown on the Military and Civilian Influence Zones. **Execution of an Airport Notice Zone Acknowledgement for properties located within these zones is required pursuant to Section 656.1010, Ordinance Code.**

### **Flood Zones**

Approximately 0.4 acres of the subject site is located within the 0.2 Percent Annual Chance 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. The 0.2 Percent Annual Chance Flood Zones are areas 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.



**Map indicating flood zones on subject property**

### **Manatee Protection Plan – Boat Facility Siting Zone**

The subject property is located within an area that falls within the jurisdiction of the Manatee Protection Plan Boat Facility Siting Zone. According to the Boat Facility Siting Zones of the Manatee Protection Plan, the site is in an area designated as an “acceptable with conditions” zone and allows for construction of 5 boat slips per 100 linear feet of shoreline per parcel. **Permits must be approved by the Florida Department of Environmental Protection and the St. Johns River Water Management District.**



Acceptable With Conditions, per the Duval County Manatee Protection Plan:

Development in an Acceptable With Conditions area may occur at up to five (5) slips for every 100 feet of shoreline owned or controlled by the applicant. For example: A site has 342 feet of shoreline. In order to calculate the allowable number of slips, 342 is rounded up to the next one-hundred foot increment (400), then divided by 100 which equals 4. That number is multiplied by the slip to shoreline ratio (5). In this example, 20 would be the allowable number of slips.



**Aerial view of subject site with orange line indicating “Acceptable with Conditions” zone**

**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 RR-Acre to RLD-70 in order to permit the development of new single-family homes subdivided into lots minimum of 70 feet in width and 7,000 square feet.

**SURROUNDING LAND USE AND ZONING**

The 2.68-acre subject site is located along the east side of Girvin Road, a collector roadway, and south of Intracoastal Waterway Wonderwood Bridge East, a minor arterial roadway. The northern side of Girvin Road is primarily zoned for Residential development, including RLD-60, RR-Acre, and a PUD. This rezoning request would not be creating a lot out of character for the area due to surrounding subdivisions have lots smaller in size than the lots that would be created from this rezoning. The adjacent 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	RR-Acre	Single Family Dwellings
East	AGR	AGR	Water
West	LDR	RLD-60	Single Family Dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to RLD-70 will be consistent and compatible with the surrounding uses.

### **SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **November 4, 2024** 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 Ordinance **2024-0831** be **APPROVED**.





**View of subject property**



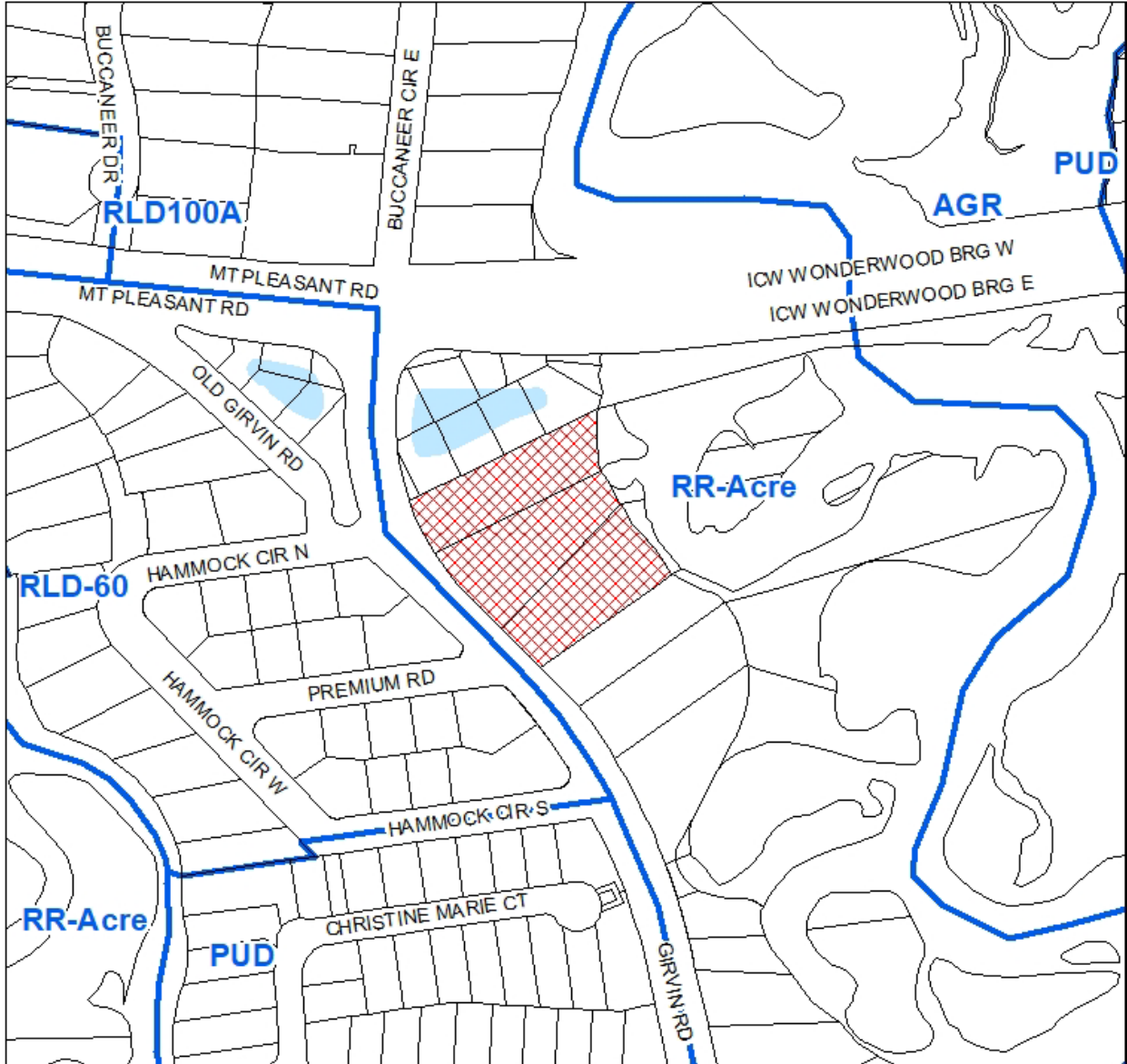
**View of subject property**



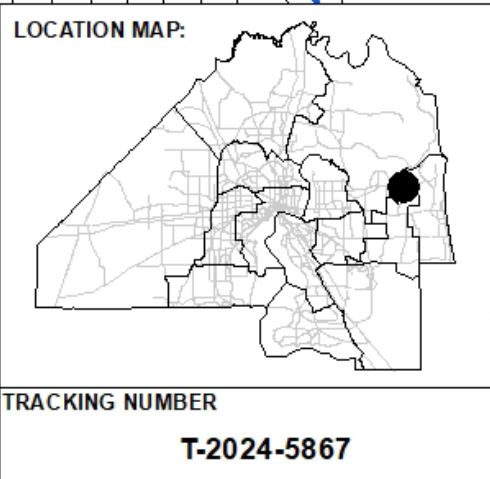
**View of subject property**



**Aerial view of subject property**



REQUEST SOUGHT:  
  
**FROM: RR-ACRE**  
  
**TO: RLD-70**



0 100 200 400  
Feet

COUNCIL DISTRICT:  
**3**

**EXHIBIT 2**  
**PAGE 1 OF 1**

Legal Map