



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

December 4, 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.: 2025-0675**

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 was one speaker in support, representing the adjacent Cedar Bay neighborhood, and several speakers from the Bay Harbor Subdivision who opposed the proposed rezoning. Concerns raised during the hearing included increased traffic, reduced lot sizes that were out of character with the surrounding area, and a desire to preserve the tree canopy. The Commission concluded that the RLD-60 lot sizes would be consistent with the surrounding neighborhoods and the existing zoning along Cedar Bay Road, and therefore expressed no concerns.

Planning Commission Vote: **7-0-1**

Charles Garrison, Chair **Aye**

Mon'e Holder, Vice Chair **Absent**

Michael McGowan, Secretary **Aye**

Lamonte Carter **Aye**

Amy Fu **Aye**

Ali Marar **Aye**

Dorothy Gillette **Abstain**

| | |
|-----------------|-----|
| D.R. Repass | Aye |
| Joshua Garrison | Aye |

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

Sincerely,



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 TO
APPLICATION FOR REZONING ORDINANCE 2025-0675
OCTOBER 9TH, 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 Ordinance **2025-0675**.

| | |
|--|---|
| <i>Location:</i> | 0 Cedar Bay Road |
| <i>Real Estate Number:</i> | 108552 0000 |
| <i>Current Zoning District:</i> | Residential Rural-Acre (RR-Acre) |
| <i>Proposed Zoning District:</i> | Residential Low Density-60 (RLD-60) |
| <i>Current Land Use Category:</i> | Low Density Residential (LDR) |
| <i>Planning District:</i> | North, District 6 |
| <i>Council District:</i> | District 2 |
| <i>Applicant/Agent:</i> | Hayden Phillips, Esq. Rogers Towers, P.A. 1301 Riverplace Boulevard, Suite 1500 Jacksonville, FL 32207 |
| <i>Owner:</i> | Industrial Park Investments, INC. 3600 Vineland Road, Suite 101 Orlando, FL 32811 |
| <i>Staff Recommendation:</i> | APPROVE |

GENERAL INFORMATION

Application for Conventional Rezoning Ordinance **2025-0675** seeks to rezone approximately 11.58± acres of vacant property from Residential Rural-Acre (RR-Acre) to Residential Low Density-60 (RLD-60). The applicant is seeking the rezoning to permit the development of a single-family subdivision with lot sizes, a minimum of 60 feet wide and 6,000 square feet. The property would be allowed to develop a maximum of 81 single family dwellings with the existing Land-Use designation of Low Density Residential which allows a maximum of 7 units per acre. The JEA Letter requested service availability for 47 single-family homes. The property would be

required to connect to both city water and city sewer to develop the property at the requested density. Submitted JEA Availability letter indicates there is an existing 10-inch water main and 8-inch force main along Cedar Bay Road.

The subject site is located along Cedar Bay Road, a local roadway, and approximately $\frac{1}{4}$ of a mile east of Main Street North, a FDOT principal arterial roadway. According to the ITE Code 210 for single-family homes the 47 single-family dwellings could produce 427 daily trips.

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 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 11.58-acre subject site is located at 0 Cedar Bay Road, about $\frac{1}{4}$ of a mile east of North Main Street, an FDOT arterial roadway. The site has access through Cedar Bay Road. The site is located within Planning District 6 (North), Council District 2, and the Suburban Development Area. The subject site is in the LDR land use category. The applicant seeks to rezone the subject site from RR-Acre to RLD-60.

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 $\frac{1}{4}$ of an acre if either one of centralized potable water or wastewater services are not available. Based on the JEA availability letter submitted by the applicant, the site appears to have access to public water and sewer.

RLD-60 is a primary zoning district in the LDR land use category, and as such, the rezoning to RLD-60 is consistent with the LDR land use category.

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:

Future Land Use Element

Suburban Area (SA): The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as defined in this Plan.

Objective 1.1

Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

The subject properties are located within the Suburban Development Area with an existing Land-Use Designation of Low Density Residential which allows for a maximum of 7 units per acre. Approval of the rezoning to RLD-60 would not constitute urban sprawl as this area of the city has existing city services to accommodate growth with similar development patterns along Cedar Bay Road.

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.

Per JEA Availability Letter dated March 26, 2025, there is an existing 10-inch water main along Cedar Bay Road. Additionally, there is an existing 8-inch force main along Cedar Bay Road. This project will likely require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main of a minimum of 4 inches in diameter. To achieve the desired lot sizes allowed within RLD-60 the property would be required to connect to both city water and city sewer.

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 will allow for compatible development within the immediate area and increase the housing options for the surrounding area.

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 RR-Acre to RLD-60 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

The subject parcel is located on the east side of Main Street North and the north side of Cedar Bay Road. It is directly south of Broward River. Directly south of the subject parcel are smaller, vacant RLD-60 lots. Just further south of the subject parcel is a heavy industrial warehousing and distribution center, under the Industrial Sanctuary Compatibility Overlay (ITAC). The surrounding neighborhood is developed with single family dwelling lots, industrial warehousing and distribution, and commercial lots off North Main Street. Along Cedar Bay Road, development directly west of the subject property was approved through PUD Ord.1989-0955 to allow for a single-family subdivision that required a minimum lot size of 6,000 square feet; most lots are approximately $\frac{1}{2}$ an acre in size. Further along Cedar Bay Road, development to the east of the subject property was approved through PUD Ord. 2003-0611 to allow for a single-family subdivision that follows RLD-50 minimum lot size standards. There are multiple single-family RLD-60 lots heading east on Cedar Bay Road.

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

| Adjacent Property | Land Use Category | Zoning District | Current Use |
|-------------------|-------------------|----------------------|---|
| North | CGC, LDR | CCG-2, RLD-60 | Vacant, Broward River, Single Family Dwellings |
| South | LDR, LI | RLD-60, IL | Vacant, Warehousing/Distribution |
| East | LDR | RR-Acre, PUD, RLD-60 | Vacant, Single Family Dwellings |
| West | LDR, CGC | PUD, CCG-2 | Single Family Dwellings, Commercial (service stations, storage, retail) |

The Planning Department finds that the requested rezoning to RLD-60 will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

The applicant provided photo evidence and sign posting affidavit to the Planning Department on **September 23rd, 2025**, that the Public Notice Sign had been posted on the property.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0675** be **APPROVED**.