



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning and Development Department  
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Jacksonville, FL 32202  
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Jacksonville.gov

April 18, 2024

The Honorable Ronald B. Salem, Pharm. D., President  
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.: 2024-228**

Dear Honorable Council President Salem, 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 were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: **6-0**

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

Jack Meeks

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 that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT TO**  
**APPLICATION FOR REZONING ORDINANCE 2024-0228**

**APRIL 18, 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 **2024-0228**.

***Location:*** 9260 Lockwood Road

***Real Estate Number:*** 003367-0030

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

***Proposed Zoning District:*** Residential Medium Density-A (RMD-A)

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

***Proposed Land Use Category:*** Medium Density Residential (MDR)

***Planning District:*** District 5 – Northwest

***Council District:*** District 12

***Applicant/Agent:*** Marshall Hayden Phillips, Esq.  
Rogers Towers, P.A.  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, FL 32207

***Owner:*** Joseph Patrick McAnallen III  
9260 Lockwood Road  
Jacksonville, FL 32220

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2024-0228** seeks to rezone approximately 2.58± acres of land from Residential Rural-Acre (RR-Acre) to Residential Medium Density-A (RMD-A). The request to rezone the property is to develop the properties with townhomes on the vacant land. The property is currently 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. There is a companion Land Use Amendment, **2024-0227 (L-5913-24C)**. The proposed LUA is for a small-

scale land-use amendment from Low Density Residential (LDR) to Medium Density Residential (MDR).

The adjacent property to the east, 3922 Jones Road, requested the same rezoning for the respective lot under Ordinance number 2024-0057. Ordinance 2024-0057 was approved by City Council on March 12, 2024.

### **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 2.58 acres and is located along the south side of Lockwood Road, east of Jones Road, a collector roadway. The site is also located in council district 12, planning district 5, and the Suburban Development Area.

The applicant is proposing a rezoning from Residential Rural-Acre (RR-Acre) to Residential Medium Density-A (RMD-A) to allow for a multi-family development. The applicant has also proposed a companion land use amendment from Low Density Residential (LDR) to Medium Density Residential (MDR), which is pending concurrently with this application, pursuant to 2024-227.

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 Suburban 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 proposed rezoning to RMD-A 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 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.

*The proposed rezoning to RMD-A will continue to ensure a consistent character of the surrounding area which has transitioned into more residential. The property to the east of the subject property was recently successfully rezoned to RMD-A to be developed with townhomes. Then, across Jones Road to the east are newly built townhomes (shown towards the end of the report), while a few properties to the south are newly built single-family dwellings.*

**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 is requesting to rezone to RMD-A. As there has been single-family and multi-family development in the area, this location, if approved, would further the character of providing housing for this area of Jacksonville that follow the Comprehensive Plan and Land Development Regulations. Additionally, as the property to the east was recently approved for RMD-A this would be an extension to that zoning district.*

**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.

### **Airport Environment Zone**

The site is located within the 300-foot Height and Hazard Zone for Outlying Field Whitehouse. Zoning will limit development to a maximum height of 300 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

### **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.

### **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 RMD-A in order to develop the property with townhomes.

## **SURROUNDING LAND USE AND ZONING**

The subject site is located on the west side of Jones Road, a collector roadway. The west side of Jones Road is zoned with a few different zoning districts but is within the Low-Density Residential land use category. The uses are primarily single-family dwellings. This portion of Jones Road to the east also has a variety of zoning districts including RR-Acre, RLD-60, and a PUD that is developed with townhomes. North and South of the subject property are developed with single family dwellings on mostly one acre of land. With the recently developed townhomes to the east and single-family dwellings to the south, the Planning and Development Department finds that the requested rezoning to RMD-A 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>	LDR	RR-Acre	Single Family Dwellings
<b>South</b>	LDR	RR-Acre	Single Family Dwellings
<b>East</b>	LDR	RR-Acre	Single Family Dwellings
<b>West</b>	LDR	RR-Acre	Single Family Dwellings

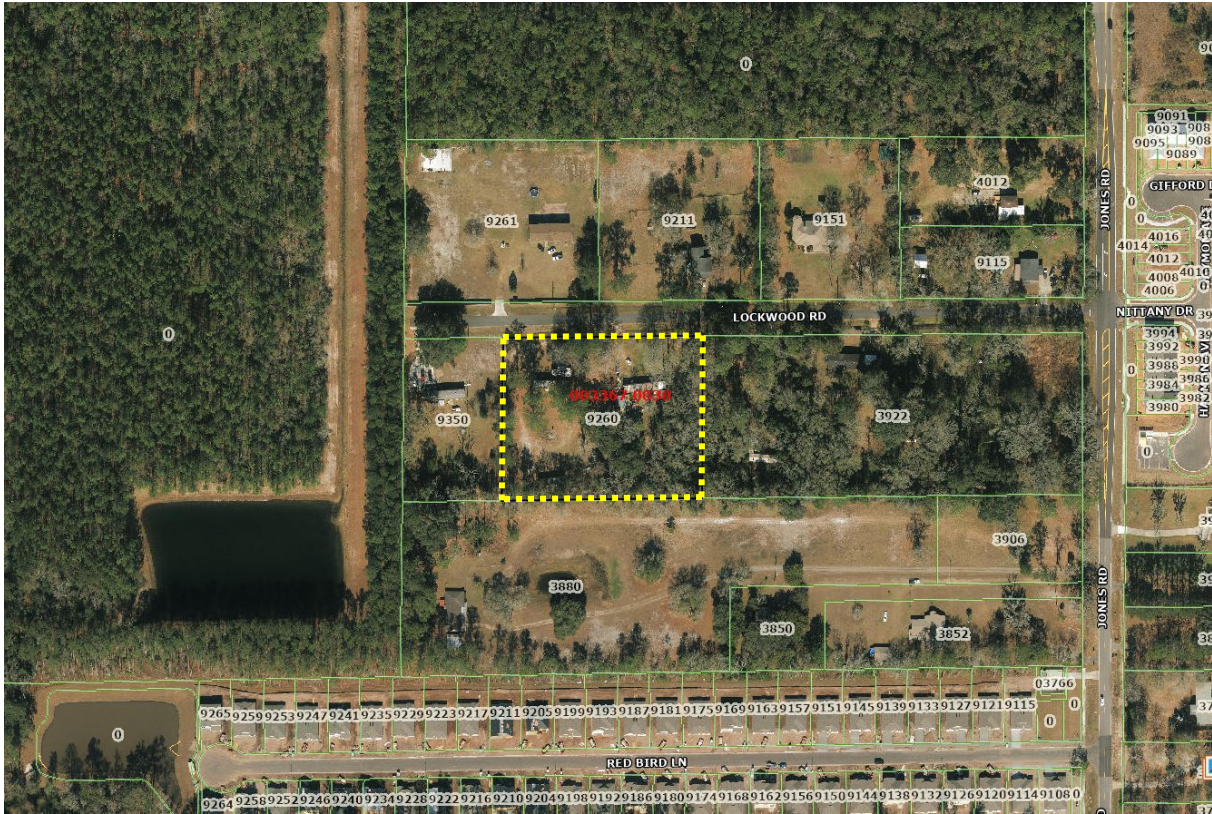
### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **April 8, 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 **2024-0228** be **APPROVED**.



Aerial View



View of subject property

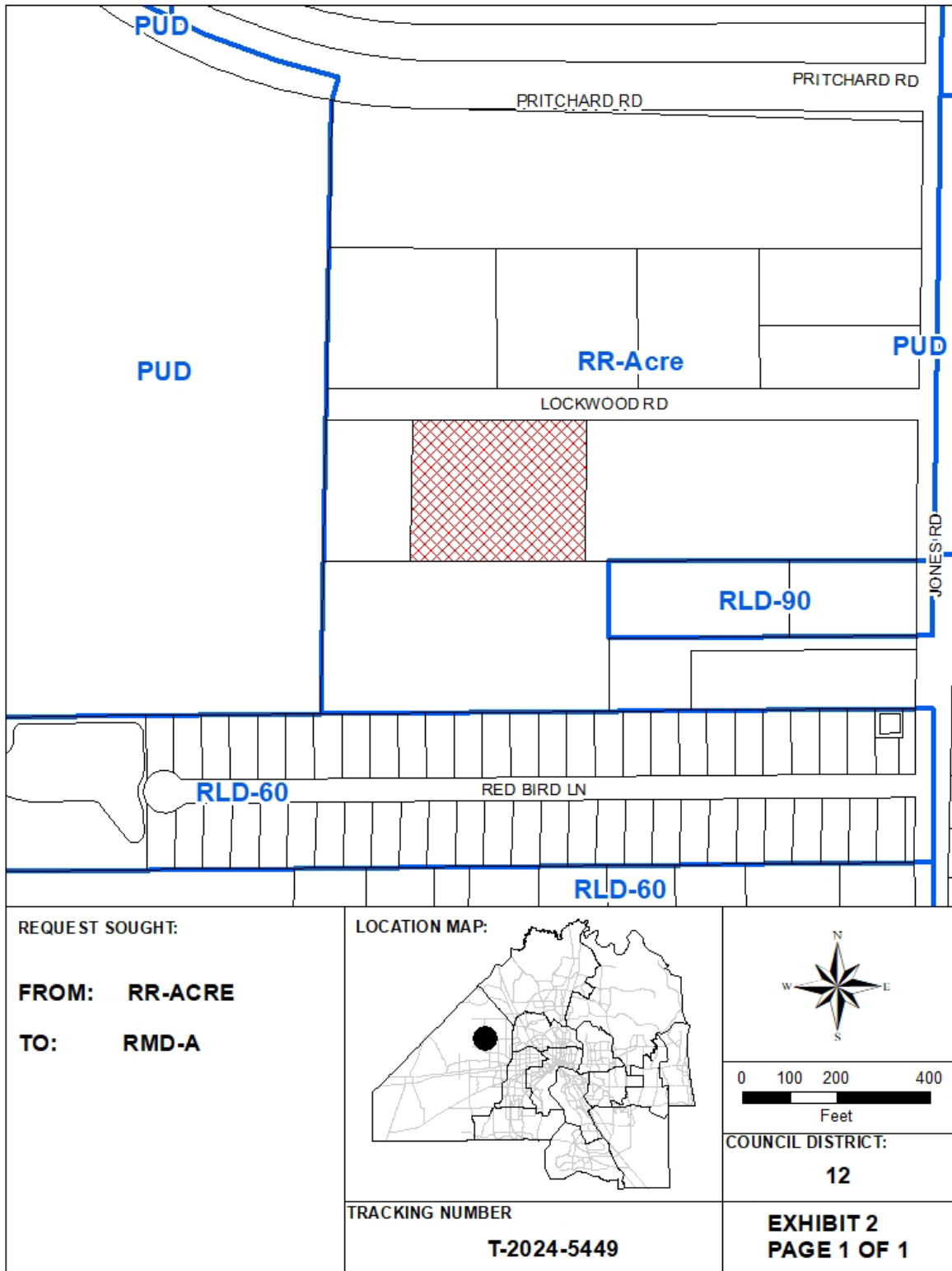




**View of adjacent property recently rezoned to RMD-A.**



**View of subject property developed with townhomes two properties to the east.**



Legal Map