



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning Department  
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Jacksonville, FL 32202  
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August 21, 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.: 2025-0492**

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: Several speakers expressed opposition to the request, citing concerns regarding a potential future development of condominiums on the site. Comments emphasized the importance of preserving the established character of Ortega Village through the continuation of small-scale development patterns. The applicant stated that the request was intended to restore the property's original zoning district to align with surrounding properties. The Commission expressed no concern.

Planning Commission Vote: **7-0**

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

Dorothy Gillette

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 2025-0492**

**AUGUST 21, 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 **2025-0492**.

<b><i>Location:</i></b>	2939 Manitou Avenue, between Ortega Boulevard and Baltic Circle
<b><i>Real Estate Numbers:</i></b>	101602 0000
<b><i>Current Zoning District:</i></b>	Planned Unit Development (PUD 2024-0537-E)
<b><i>Proposed Zoning District:</i></b>	Commercial Neighborhood (CN)
<b><i>Current Land Use Category:</i></b>	Residential Professional Institutional (RPI)
<b><i>Proposed Land Use Category:</i></b>	Community/General Commercial (CGC)
<b><i>Planning District:</i></b>	District 4 – Southwest
<b><i>Council District:</i></b>	District 7
<b><i>Applicant/Agent:</i></b>	Ann McCarthy 4815 Apache Avenue Jacksonville, Florida 32210
<b><i>Owner</i></b>	Manitou, LLC 4815 Apache Avenue Jacksonville, FL 32210
<b><i>Staff Recommendation:</i></b>	<b>APPROVE</b>

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2025-0492** seeks to rezone an 0.37-acre parcel from Planned Unit Development (PUD **2024-0537-E**) to Commercial Neighborhood (CN) Zoning District to permit for commercial uses. The subject property is vacant, as the previous structure was demolished in 2022/2023.

The subject property was originally zoned as Commercial Neighborhood (CN) but was rezoned to a PUD in 2020, under Ordinance **2020-0089-E**, to permit for a duplex. The property was then rezoned to a new PUD under Ordinance **2024-0537-E**, to permit for a quadplex. The applicant now seeks to revert the property back to its original zoning district, which will allow for a variety of low intensity commercial uses.

There is a companion small-scale Land Use Amendment, **2025-0491 (L-6054-25C)**, to change the Land Use Category from Residential Professional Institutional (RPI) to Community/General Commercial (CGC).

### **STANDARDS, CRITERIA AND FINDINGS**

#### ***1. Is the proposed rezoning consistent with the 2045 Comprehensive Plan?***

Yes. The 0.37 of an acre subject site is located along the north side of Manitou Avenue, a local roadway, between Baltic Circle, a local roadway, and Ortega Boulevard, a collector roadway. The site is located north of Roosevelt Boulevard and within the bounds of the Old Ortega Nationally Registered Historic District, a primarily residential neighborhood served by retail stores, parks, and offices. CGC land use designation surrounds the subject site to the north, east, and west.

According to the Future Land Use Element (FLUE), Residential Professional Institutional (RPI) is a category primarily intended to accommodate medium to high density residential, office, and institutional uses. RPI in the Urban Area is intended to provide compact medium density residential development. Development which includes medium density residential and professional office uses is preferred. Limited neighborhood commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled. The maximum gross density within the Urban Area is 30 units / acre, except as provided elsewhere in the Comprehensive Plan.

Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. CGC also allows for multi-family residential at densities up to 40 units per acre in the Urban Area. Single use multi-family development is permitted when 50 percent or more of the contiguous CGC category land area within up to one quarter of a mile radius is developed for nonresidential uses. Multi-family developments that do not comply with the single-use provisions shall provide a mix of uses within the development site and multi-family uses shall not exceed 80 percent of a development.

CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential use is encouraged to provide

support for commercial and other uses. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services, and which abut a roadway classified as a collector or higher on the Functional Highway Classification Map.

CN is a primary zoning district of the CGC land use category, and therefore the proposed rezoning request to CN, contingent upon passage of the companion land use amendment application, is consistent with the 2045 Comprehensive Plan.

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

Yes, the proposed rezoning furthers the following goals, objectives, and policies of the 2045 Comprehensive Plan's Future Land Use Element:

**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 3.2**

Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

**Evaluation by the Historic Preservation Section**

The project site is listed in the National Historic Register as being within the boundaries the Old Ortega Historic District and has a corresponding Florida Master Site File. As such, the application was forwarded to the Historic Preservation Section of the City's Planning Department. Because the historic structure on the subject site was demolished in 2023, the Historic Preservation Section has no objections to the proposed land use amendment.

**Airport Environment**

The site is located within the 150' Height and Hazard Zone for Jax Naval Air Station. Zoning will limit development to a maximum height of 150 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).

The site is also located in a Military Influence Zone for Jacksonville Naval Air Station. 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. 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.

**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 pending approval of the Land Use Companion Application Ordinance **2025-0491 (L-6054-25C).0**

**SURROUNDING LAND USE AND ZONING**

The application site is located within the Old Ortega Historic District. The area was listed with the National Register of Historic Districts on July 14, 2004. Old Ortega is home to hundreds of mid-size to large, turn-of-the-century homes and Southern-style mansions. Many of these homes are situated directly on the river, and the nature of the "island" allows ease of access to the waterways for all residents. The island is almost all residential, the only exception being a small square in the section known as "Ortega Village" on the north side where a small collection of restaurants, boutiques, and a pharmacy are found.

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>	CGC	CN	Single family dwelling, offices
<b>South</b>	LDR	RLD-90	Single family dwellings
<b>East</b>	CGC	CN	Professional office
<b>West</b>	CGC	CN	Single family dwelling

**SUPPLEMENTARY INFORMATION**

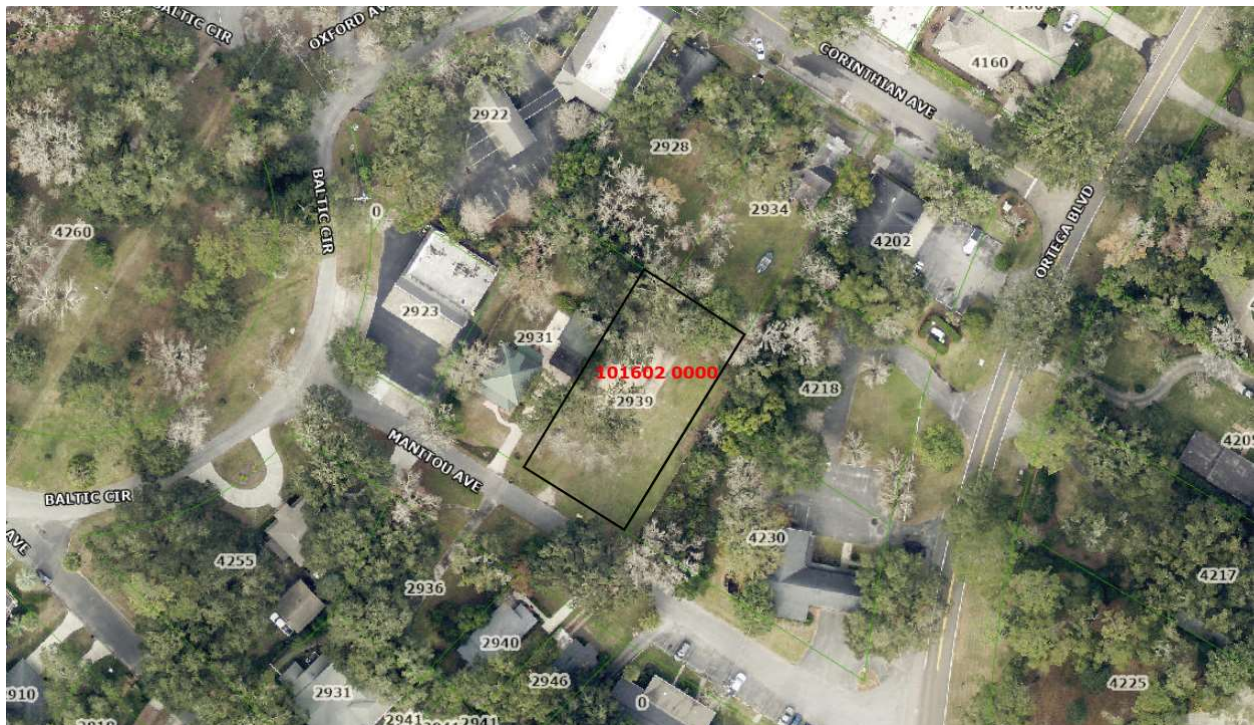
The applicant provided photo evidence that the required Notice of Public Hearing sign was posted on July 8, 2025.





### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0492** be **APPROVED**.



Aerial view of the subject property, facing north.





**View of the subject property from Manitou Avenue.**

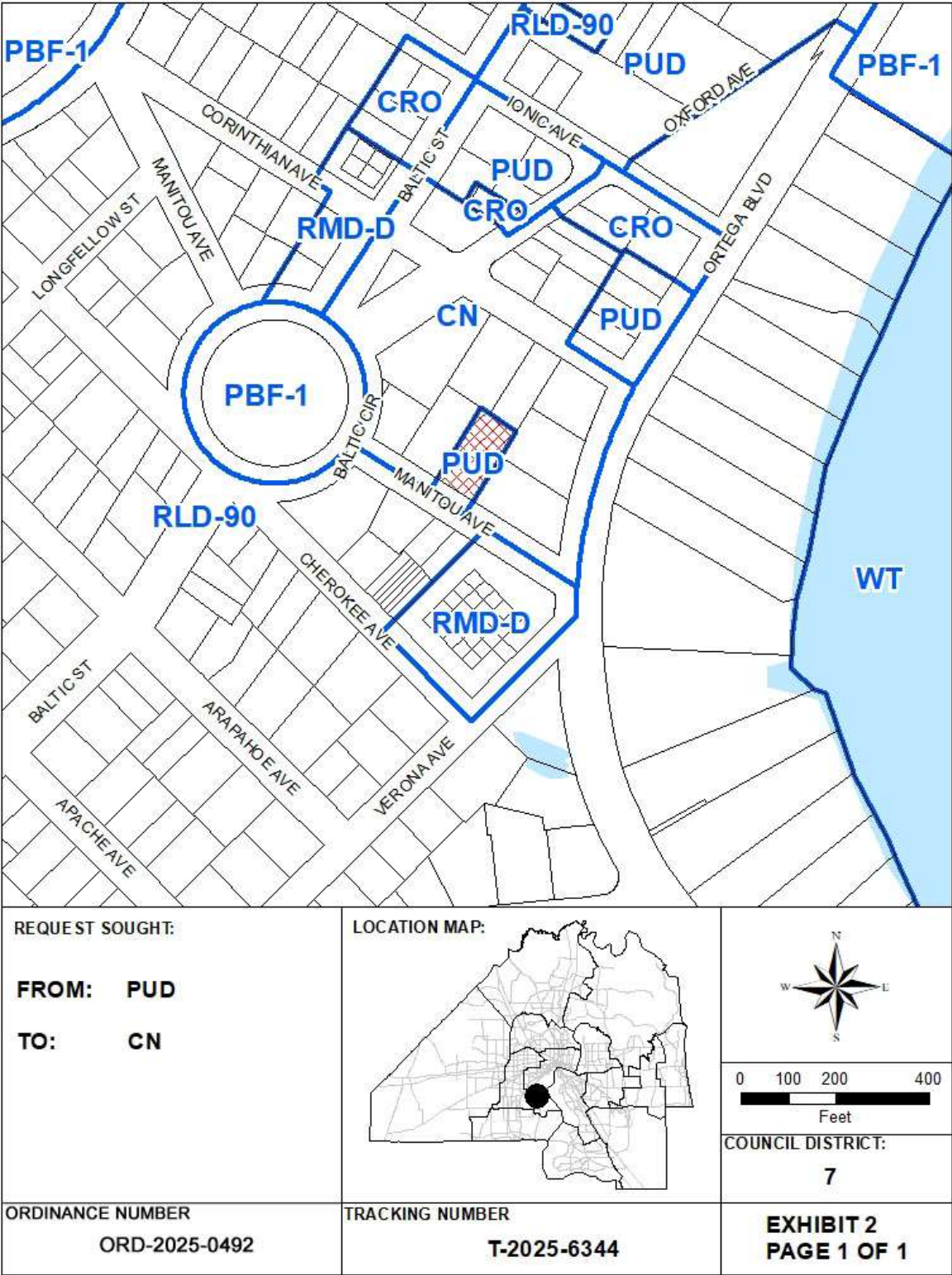


**View of neighboring single-family residential.**





**View of nearby multi-family residential.**



Legal Map