



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

May 22, 2025

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.: 2025-0273**

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 were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: **7-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Aye
Lamonte Carter	Absent
Amy Fu	Aye
Charles Garrison	Aye
Julius Harden	Aye
Ali Marar	Absent
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 & Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0273

MAY 22, 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. 2025-0273**.

<i>Location:</i>	0 & 36 6 th Street West; between Laura Street North and Main Street North
<i>Real Estate Numbers:</i>	071238-0010 & 071238-0020
<i>Current Zoning District:</i>	Commercial Community General-Springfield (CCG-S)
<i>Proposed Zoning District:</i>	Commercial Residential Office-Springfield (CRO-S)
<i>Current Land Use Category:</i>	Community/General Commercial (CGC)
<i>Planning District:</i>	District 1-Urban Core
<i>Council District:</i>	District 7
<i>Applicant/Agent:</i>	Lara Hipps Hipps Group Inc. 1650 Margaret Street #323 Jacksonville, FL 32204
<i>Owners:</i>	David Shacter Harmony Family Group LLC 426 Orange Bluff Ave Jacksonville, FL 32211
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Conventional Rezoning **2025-0273** seeks to rezone approximately 0.33 acres of land from Commercial Community General-Springfield (CCG-S) to Commercial Residential Office-Springfield (CRO-S) district to allow for a model home and office on the subject

properties. The two properties are located within the Springfield Historic District and Overlay and any new construction or external renovations to the existing structures will be required to receive a Certificate of Appropriateness with the Historic Preservation.

Property located at 36 6th Street West is currently developed with a Single-Family Dwelling originally constructed in 1905. The Zoning District of CCG-S allows by right only original use single-family dwellings while CRO-S allows new single-family dwellings with lot sizes of a minimum of 25 feet in width and 2,500 square feet in area. The Zoning District of CRO-S also allows for professional and business office type uses. The proposed rezoning would be considered a down zoning by removing the more intense commercial uses allowed within the CCG-S zoning district and allowing for a more gradual transition of uses from commercial along Main Street North and residential to the west.

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 0.33 of an acre subject site consists of two parcels and is located at 36 6th Street West, between Main Street North and Laura Street North. According to the City's Functional Highways Classification Map, 6th Street West is a local roadway while Laura Street is classified as a Collector roadway and Main Street is classified as a FDOT Principal Arterial roadway. The site is located within the CGC land use category within the boundaries of the Springfield Neighborhood LUZ Plan (1977). The two parcels are also located within Planning District 1, Council District 7 and the Urban Priority Development Area. The applicant seeks to rezone the property from CCG-S to CRO-S to develop a model home and office at the subject location.

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. The maximum

gross density for CGC in the Urban Priority Area shall be 60 units/acre and the minimum gross density shall be 20 units/acre.

CGC in the Urban Priority Area is intended to provide compact development which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Development that includes residential uses is preferred to provide support for commercial and other uses. Vertical integration of a mix of uses is encouraged.

CRO is listed as a primary zoning district within the CGC land use category. Therefore, the proposed rezoning from CCG-S to CRO-S is consistent with the CGC 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.

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 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.

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.

HISTORIC DISTRICT

The project site is located within the boundaries of the Springfield Historic District. Vertical construction and changes to existing structures on site must be reviewed by the Planning Department, and potentially the Jacksonville Historic Preservation Commission.

BROWNFIELDS STUDY AREA

This site is located within a Brownfields Study Area designated by Resolution 2011-383-A, and as defined in Section 376.79(5), F.S. Since the property is located within a

Brownfields Study Area, the owner may request that the property be designated as a Brownfield Site. Not all properties located within the Brownfield Study Area are contaminated. A Brownfield Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminant. Tax credits may be available for properties designated as a Brownfield Site.

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 CCG-S to CRO-S and will be required to meet all development regulations of Chapter 656-Zoning Code, Chapter 654-Subdivision regulations and Florida Building Code Regulations. Additionally, as previously mentioned the site is located within the Springfield Historic District. Vertical construction and changes to existing structures on site must be reviewed by the Planning Department, and potentially the Jacksonville Historic Preservation Commission.

SURROUNDING LAND USE AND ZONING

The subject property is located on the south side of 6th Street West just west of Main Street North. The eastern half of this block is zoned CCG-S and developed with commercial uses along Main Street North but transitions to RMD-S with residential uses to the west of the subject site. Surrounding properties are primarily developed with residential uses including single family dwellings and multi-family structures.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-S	Club/Union Hall
South	CGC	CCG-S	Single Family Dwelling
East	CGC	CCG-S	Nightclub/Bar
West	MDR	RMD-S	Single Family Dwellings

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

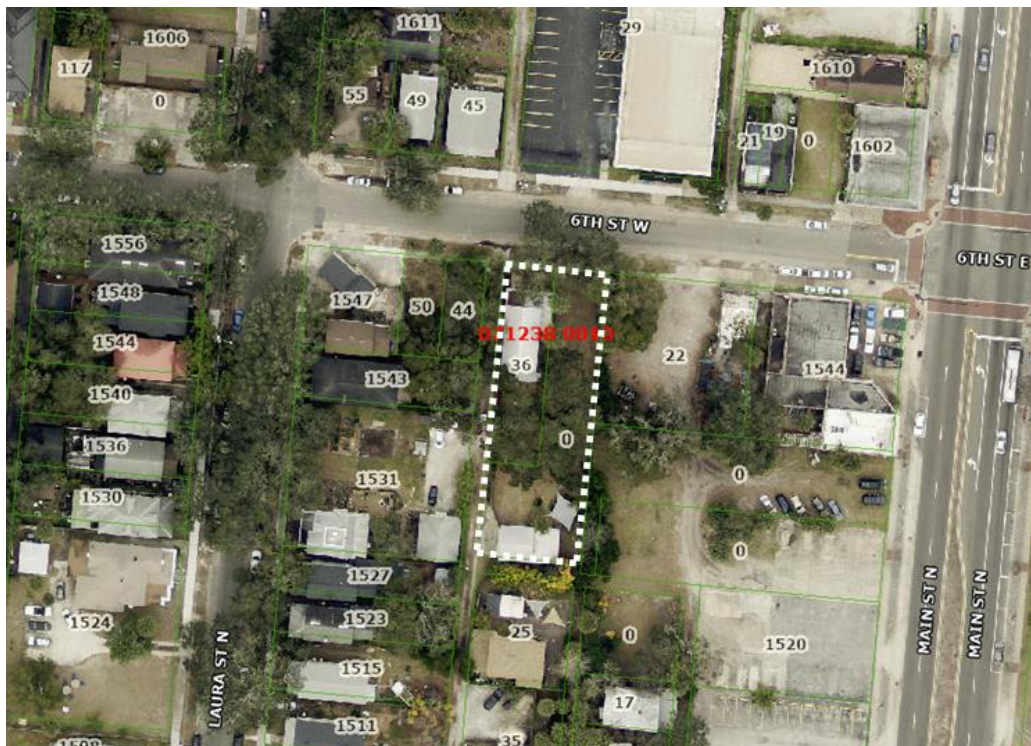
SUPPLEMENTARY INFORMATION

The applicant provided photo proof and affidavit of sign posting on **April 15, 2025** to the Planning Department, that the Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2025-0273** be **APPROVED**.





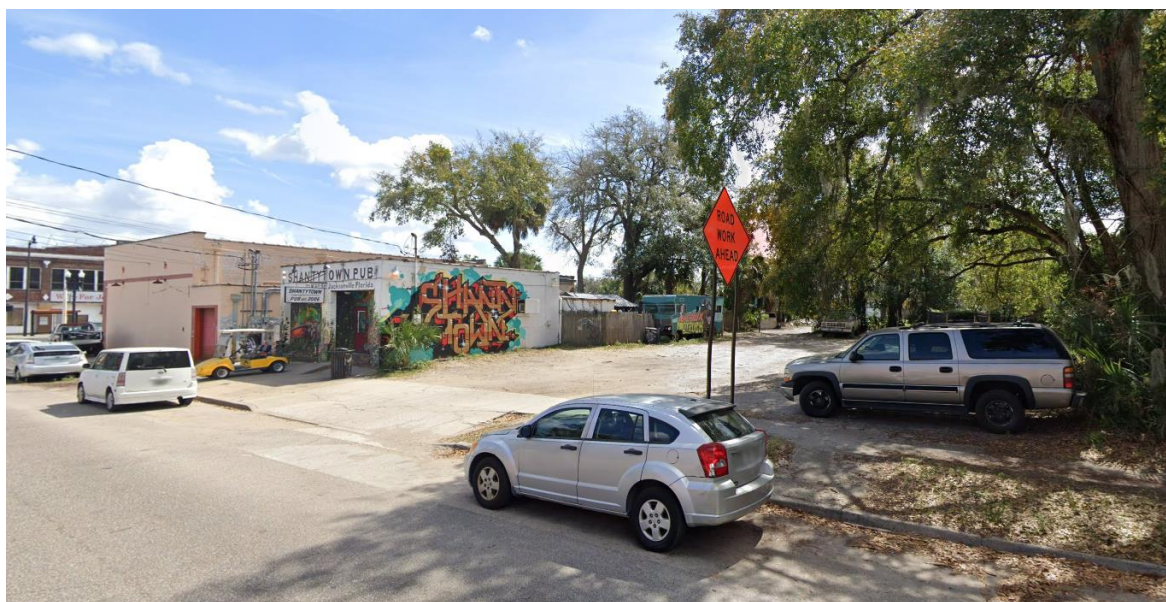
View of Subject Properties

Source: GoogleMaps (March 2025)



Parcels to the West

Source: GoogleMaps (March 2025)



Property to the East zoned CCG-S

Source: GoogleMaps (March 2025)

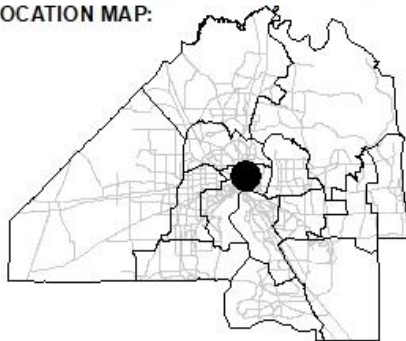


REQUEST SOUGHT:

FROM: CCG-S

TO: CRO-S

LOCATION MAP:



0 100 200 400
Feet

COUNCIL DISTRICT:

7

TRACKING NUMBER

T-2025-6138

**EXHIBIT 2
PAGE 1 OF 1**

Legal Map