



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
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Jacksonville, FL 32202
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January 8, 2026

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.: 2025-0828**

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 were no speakers in opposition and little discussion amongst the commissioners.

Planning Commission Vote: **6-0**

Mon'e Holder, Vice Chair	Aye
Michael McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Absent
Ali Marar	Absent
Dorothy Gillette	Aye
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 2025-0828

DECEMBER 4, 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 **2025-0828**.

Location: 0 Airport Road

Real Estate Number: 019352-0200

Current Zoning District: Commercial Community General-1 (CCG-1)

Proposed Zoning District: Commercial Community General-2 (CCG-2)

Current Land Use Category: Community General Commercial (CGC)

Planning District: North, District 6

Council District: District 8

Applicant/Owner: Ammar Shakhtour
Cars of Jax Rental
8218 Beach Blvd
Jacksonville, FL 32216

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Conventional Rezoning Ordinance **2025-0828** seeks to rezone approximately 2.47± acres of property from Commercial Community General-1 (CCG-1) to Commercial Community General-2 (CCG-2). The applicant is seeking the rezoning to permit to allow for the use of rental car business due to the close proximity to the Jacksonville International Airport.

The subject site is approximately 2.47 acres and is located on Airport Road, a minor arterial roadway. Airport Road between International Airport Boulevard and Max Leggett Parkway is currently operating at 68% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 25,000 vpd. The developer is requesting an approximately 1,491 SF rental car facility (ITE code 960) which could produce 550 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 2.47-acre subject site is located on the north side of Airport Service Road North, between Ranch Road and International Airport Boulevard, approximately 0.6 miles west of the site. According to the City's Functional Highway Classification map, Airport Service Road North and Ranch Road are local roadways, and International Airport Boulevard is a collector roadway. The subject site is located within the Suburban Development Area, Planning District 6 (North), and Council District 8. The International Tradeport Development of Regional Impact (DRI) is located south of the site across Airport Service Road North and Airport Road, and the Jacksonville International Airport DRI is located approximately 0.63 miles west of the site.

According to the Future Land Use Element (FLUE), 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. CGC in the Suburban Area is intended to provide development in a nodal development pattern. 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. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. The maximum gross density within the Suburban Area shall be 20 units/acre and there shall be no minimum density, except as provided elsewhere in the Comprehensive Plan.

CCG-2 is a primary zoning district in the CGC land use category and is consistent with the CGC 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

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.

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.

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.

Policy 3.2.1

The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

Airport Environment Zone

Height Zone

The site is located within the 50-foot and 150-foot Height and Hazard Zone for Jacksonville International Airport. Zoning will limit development to a maximum height of 50 feet or 150 feet in the respective portion, 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).

Noise Zone

The subject site is in both the 60-64.99 Day Night Sound Level (DNL) zone and the 65 to 69.99 DNL zone for Jacksonville International Airport. Future Land Use Element Policies 2.6.8, 2.6.9, 2.6.10, 2.6.12, and 2.6.13 include requirements related to density, use, and noise level reduction for areas of the subject site with those noise zones.

Notice Zone

A portion of the site is located within the Civilian Influence Zone for Jacksonville International Airport. These zones encompass all lands within the 60-64.99 DNL noise contour range, also known as Airport Notice Zones within the Land Development Regulations, as well as the 65-74.99 and 75 and greater DNL noise contour ranges. They apply to Jacksonville International Airport, Herlong Recreational Airport, Jacksonville Executive at Craig Airport and Cecil Airport and are depicted on the Military and Civilian Influence Zones Map.

Execution of an Airport Notice Zone Acknowledgement for properties located within these zones is required pursuant to Section 656.1010, Ordinance Code.

Industrial Situational Compatibility Overlay

The subject property is in an area identified on the Industrial Preservation Map as an Industrial Situational Compatibility Zone. Industrial Situational Compatibility Zones are areas identified on the Industrial Preservation Map as areas that are strategically located to provide access to rail facilities or trucking routes; serve ports; or serve airport multi-modal requirements. Industrial uses are crucial to the long-term economic well-being of the City and these areas are presumed to be appropriate for land use map amendments to industrial categories, subject to FLUE Objective 3.2 and supporting policies as well as other applicable objectives and policies.

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-1 to CCG-2 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 north side of Airport Road which frontage along the Airport Service Road North and west of Rancho Road. Parcels along this service road are primarily zoned CCG-1 with one parcel further west zoned CCG-2 which was rezoned in 2020 through Ord. 2020-0021 to allow for outside storage and maintenance of RVs. Developed properties along this corridor include parking lots for the airport and hotels. The properties surrounding the subject property are undeveloped pieces of property filled with undisturbed timber.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-1	Vacant Timberland
South	CGC	PUD 2004-1159	Restaurant
East	CGC	CCG-1	Vacant Timberland
West	CGC	CCG-1	Vacant Timberland

It is the opinion of the Planning Department that the requested rezoning to CCG-2 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 **October 17, 2025** that the Public Notice Sign had been posted on the property.



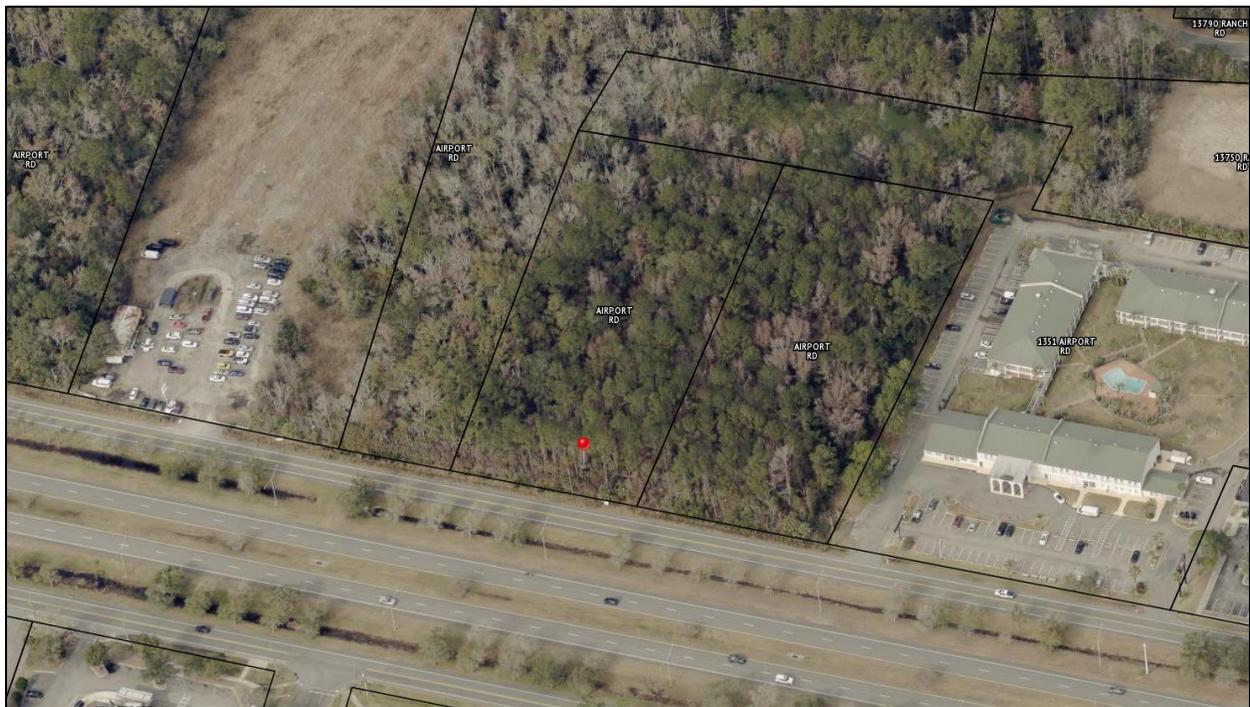
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0828** be **APPROVED**.



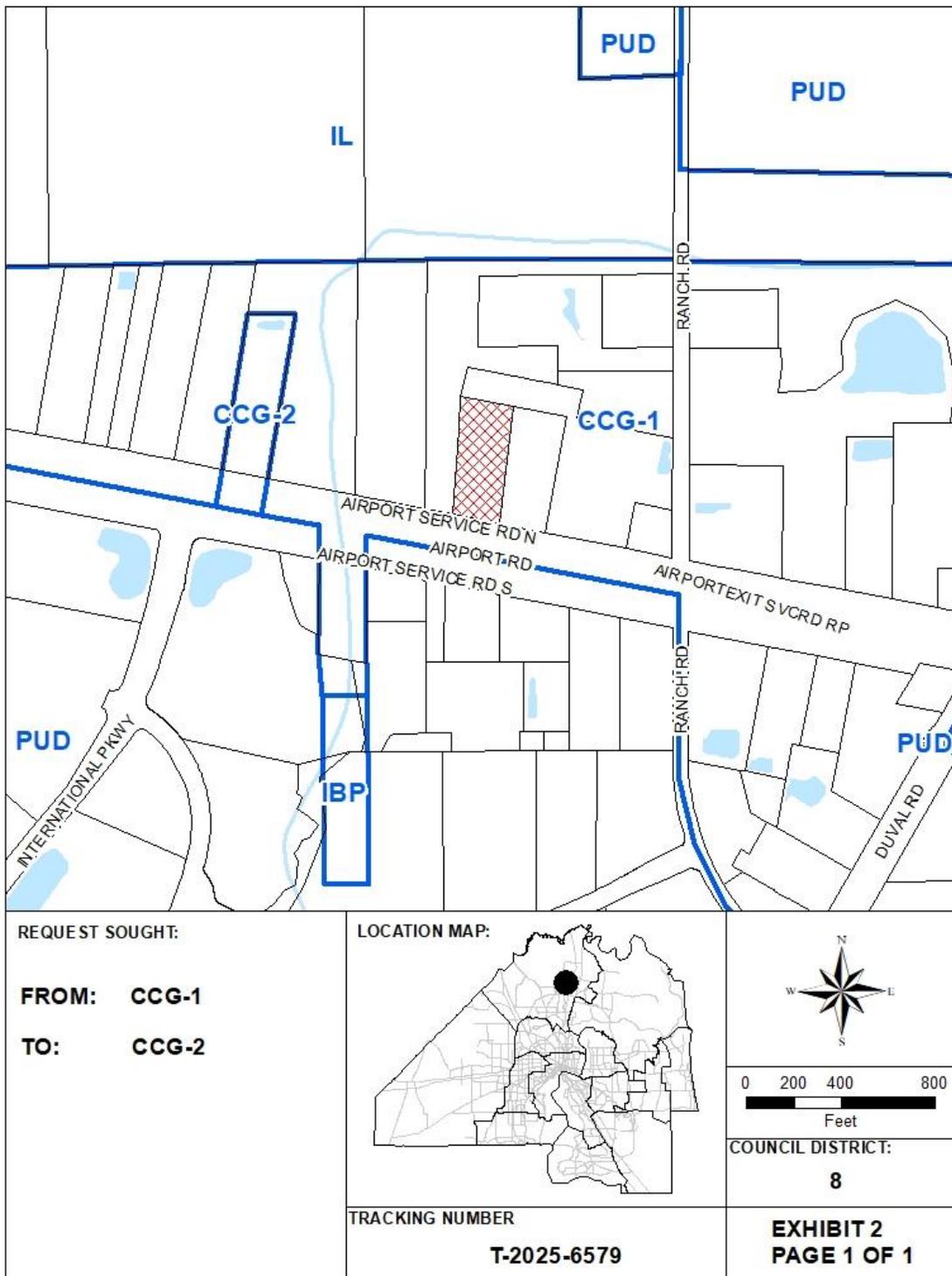
Aerial View

Source: JaxGIS Maps



View of Subject Property

Source: JaxGIS Maps (January 2025)



Legal Map