



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

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.: 2025-0490

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: **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, 3rd Floor
Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0490

AUGUST 21, 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 **2025-0490**.

<i>Location:</i>	1660 Lindsey Road Between Normandy Blvd & Greek Rd
<i>Real Estate Number:</i>	009255-0010
<i>Current Zoning District:</i>	Residential Low Density-60 (RLD-60)
<i>Proposed Zoning District:</i>	Commercial Community General-1 (CCG-1)
<i>Current Land Use Category:</i>	Low Density Residential (LDR)
<i>Proposed Land Use Category:</i>	Community General Commercial (CGC)
<i>Planning District:</i>	4-Southwest
<i>Council District:</i>	District-12
<i>Applicant/Agent:</i>	Cyndy Trimmer, Esq. Driver, McAfee, Hawthorne and Diebenow, PLLC 1 Independent Drive, Suite 1200 Jacksonville, FL 32202
<i>Owners:</i>	B&D Group LLC 1702 Lindsey Road Jacksonville, FL 32221
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0490** seeks to rezone 1.5± acres of property from Residential Low Density-60 (RLD-60) to Commercial Community General-1 (CCG-1). The conventional rezoning is being sought to be compatible with existing development within the immediate area, which includes commercial uses. There is a companion Land Use Amendment,

2025-0489 (L-6048-25C) seeking to amend the portion of land within the Low Density Residential (LDR) land-use category to Residential Community / General Commercial (CGC).

Transportation Division reviewed the proposed rezoning and issued the following comments:

The developer is requesting approximately 22,869 SF of community/general commercial (ITE Code 822) which could produce 1,247 daily trips. The average trip ends for weekday AM peak hours (7-9) is 54 and the PM (4-6) is 151.

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 1.50-acre subject site is located between Normandy Boulevard (SR-228) to the north and Greek Road to the south. Normandy Boulevard is a FDOT Principal Arterial roadway. Greek Road is a local road. Access to the site is via a narrow portion of the property fronting Lindsey Road, a local road, to the east. The site is in the Normandy Boulevard commercial corridor. The subject site is also located within the Suburban Development Area, within Planning District 4, and Council District 12. The applicant is proposing a rezoning from Residential Low Density – 60 to Commercial Community / General—1 (CCG-1) to allow for uses consistent with surrounding uses. The applicant is also proposing a companion Future Land Use Map (FLUM) amendment from Low Density Residential (LDR) to Community / General Commercial (CGC), which is pending concurrently with this application, pursuant to Ordinance 2025-489.

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. 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. 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 Rural Area shall be 20 units/acre and there shall be no minimum density.

CCG-1 is a primary zoning district in the CGC land use category and as such, is consistent with the proposed CGC land use category.

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.

Development Area: 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.

Goal 1

To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness 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 will allow for the best use of the available land to enhance economic growth for the area by allowing a wider variety of uses and services needed for the growing population.

Policy 3.1.2

Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

Airport Environment Zone

The site is located within the 50-foot Height and Hazard Zone for the Herlong Recreational Airport. Zoning will limit development to a maximum height of 50 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).

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 RLD-60 to CCG-1 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 property is located south of Normandy Blvd with entrance to the parcel from Lindsey Road. Adjacent properties are zoned both CCG-1 and CCG-2 which uses consisting of personal property storage facility, Trade Contractor business, open storage and warehousing. Adjacent to the property and south along Greek Road is Normandy Park owned and operated by the City of Jacksonville. This block of development between Doloma Street and Lindsey Road is an established commercial corridor and expanding CCG-1 uses would be compatible.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-1	Personal Property Storage
South	LDR	RLD-60	Multi-family
East	CGC	CCG-1	Building Trades Contractor
West	CGC/PBF	CCG-2/PBF-1	Park/ Open Storage

The Planning Department finds that the requested rezoning to CCG-1 will be consistent and compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on **July 16, 2025** to the Planning Department, that the Notice of Public Hearing signs were posted.



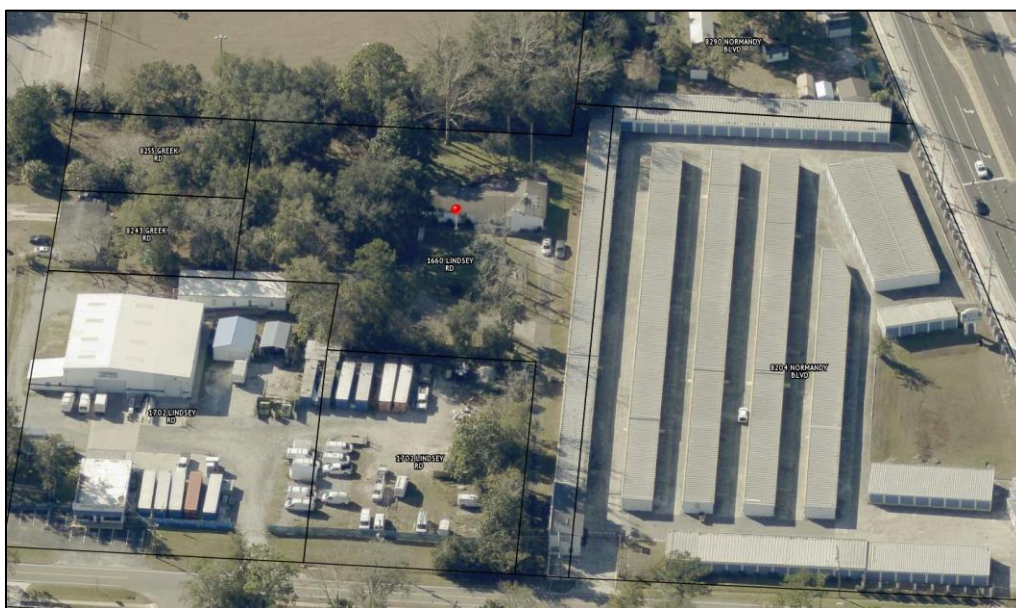
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0490** be **APPROVED**.



Aerial View

Source: JaxGIS Maps



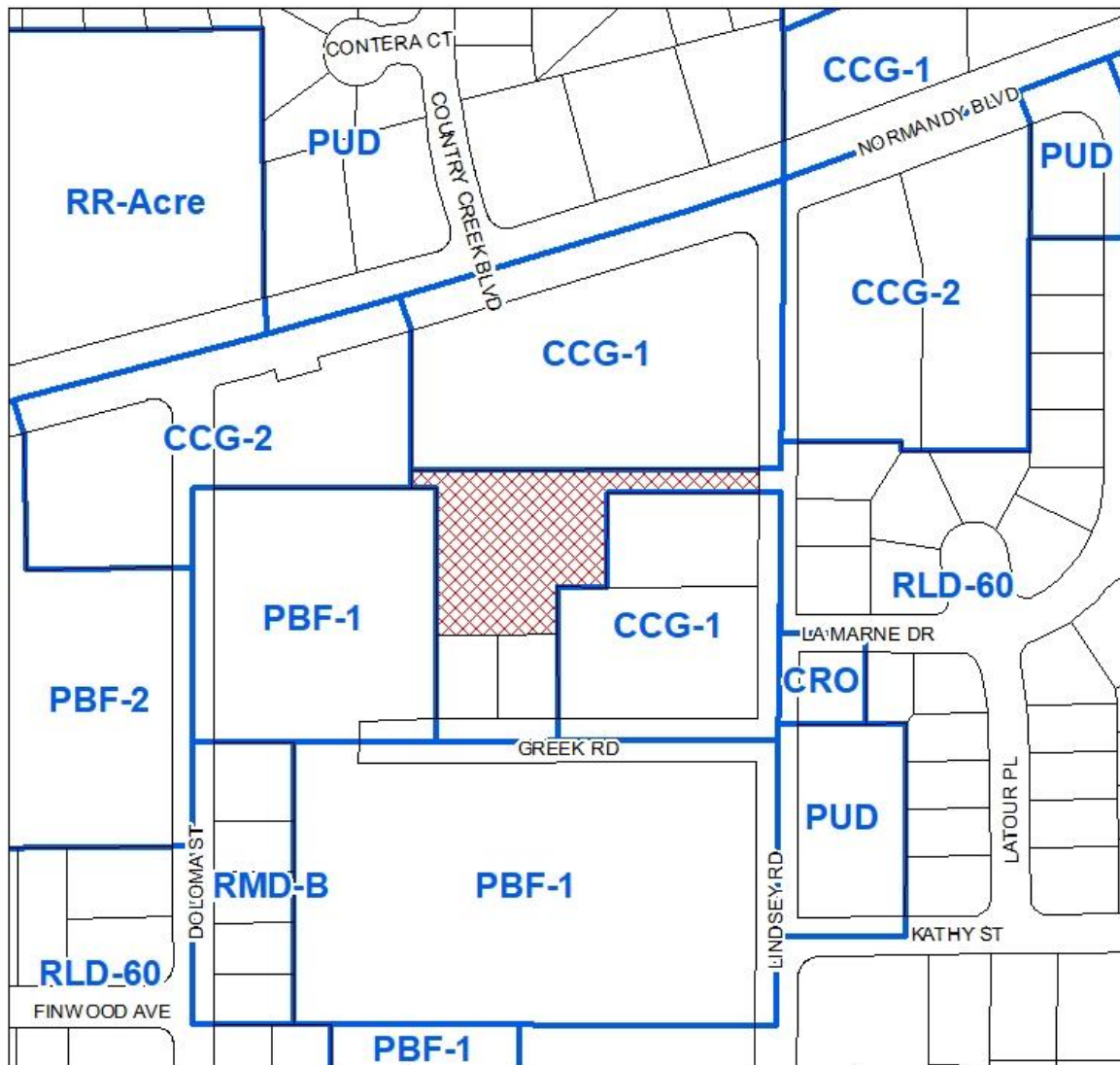
View of Subject Property

Source: JaxGIS Maps (January 2025)



View of Entrance from Lindsey Road

Source: GoogleMaps (April 2025)

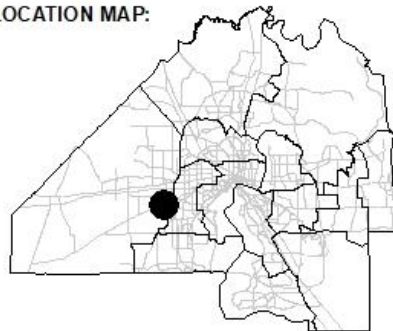


REQUEST SOUGHT:

FROM: RLD-60

TO: CCG-1

LOCATION MAP:



0 80 160 320
Feet

COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2025-6304

**EXHIBIT 2
PAGE 1 OF 1**