



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning Department  
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November 20, 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.: 2025-0801**

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**

Charles Garrison, Chair	Aye
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	Absent
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, 3<sup>rd</sup> Floor  
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(904) 255-7817; EAbney@coj.net

**REPORT OF THE PLANNING DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2025-0801**

**NOVEMBER 20, 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 **2025-0801**.

<b><i>Location:</i></b>	5925 Luella Street; between University Boulevard and Hickson Street.
<b><i>Real Estate Number:</i></b>	135428-0000
<b><i>Current Zoning District:</i></b>	Commercial Office (CO)
<b><i>Proposed Zoning Districts:</i></b>	Commercial Community / General -1 (CCG-1)
<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 3—Southeast
<b><i>Council District:</i></b>	District 5
<b><i>Applicant:</i></b>	Curtis Hart Hart Resources LLC Jacksonville, FL. 32216
<b><i>Owner:</i></b>	George Ward 1409 Tree Split Lane Neptune Beach, FL. 32266
<b><i>Staff Recommendation:</i></b>	<b>APPROVE</b>

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2025-0801** seeks to rezone 0.55± acres of land from Commercial Office (CO) to Commercial Community / General -1 (CCG-1). The request is being sought to allow for commercial uses similar to those in the surrounding area. The subject property is currently vacant and is neighbored by fast food restaurant to the east, a retail store to the south, and a multi-family complex to the north.

There is a companion Small Scale Land Use Amendment, Ordinance **2025-0800**, seeking to amend the properties Land Use category from Residential-Professional-Institutional (RPI) to Community / General Commercial (CGC). The Planning Department is also recommending approval for the Amendment.

### **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. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning Department finds that the subject property will be located in the CGC functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2045 Comprehensive Plan. According to the Future Land Use Element (FLUE), According to the Category Descriptions of the Future Land Use Element (FLUE), 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 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.

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

Yes. The 0.55 of an acre subject site is on Luella Street, one parcel west of University Boulevard South (SR-109), a minor arterial roadway, between Cruz Road and Luella Street, both local roads. The site is located within the Southeast Planning District (District 3), Council District 5, and the Urban Development Area. Pending concurrently with this application is a companion application to amend the land use from RPI to CGC, pursuant to Ordinance 2025-800.

The maximum gross density for CGC in the Urban Area shall be 40 units/acre and there shall be no minimum density; unless otherwise stated in the Comprehensive Plan. 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 Medium Density Residential (MDR) without such services.

CCG-1 is a primary zoning district in the CGC land use category. The proposed rezoning is consistent with the CGC land use category and the goals and objectives of the 2045 Comprehensive Plan.

The proposed rezoning is consistent with the following Goals, Objectives, and Policies of the 2045 Comprehensive Plan, Future Land Use Element:

**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.

**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 1.1.22** Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

**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.

**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 CO to CCG-1 to allow for commercial uses.

**SURROUNDING LAND USE AND ZONING**

The 0.55-acre subject property is currently vacant and is located on the north side of Luella Street just west of University Boulevard. The proposed CCG-1 zoning district permits development well suited to the contiguous commercial area, which will serve the residential area behind the subject site. The surrounding land uses and zoning districts are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	RPI	RMD-D	Multi-Family Dwellings
East	CGC	CCG-1	Fast Food Restaurant
South	CGC	PUD	Retail Warehouse
West	RPI	CO	Office

It is the opinion of the Planning and Development Department that the requested rezoning to CCG-1 will be compatible with the surrounding uses.

### **SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **November 13, 2025** by the Planning Department, the required Notice of Public Hearing signs **was** posted.

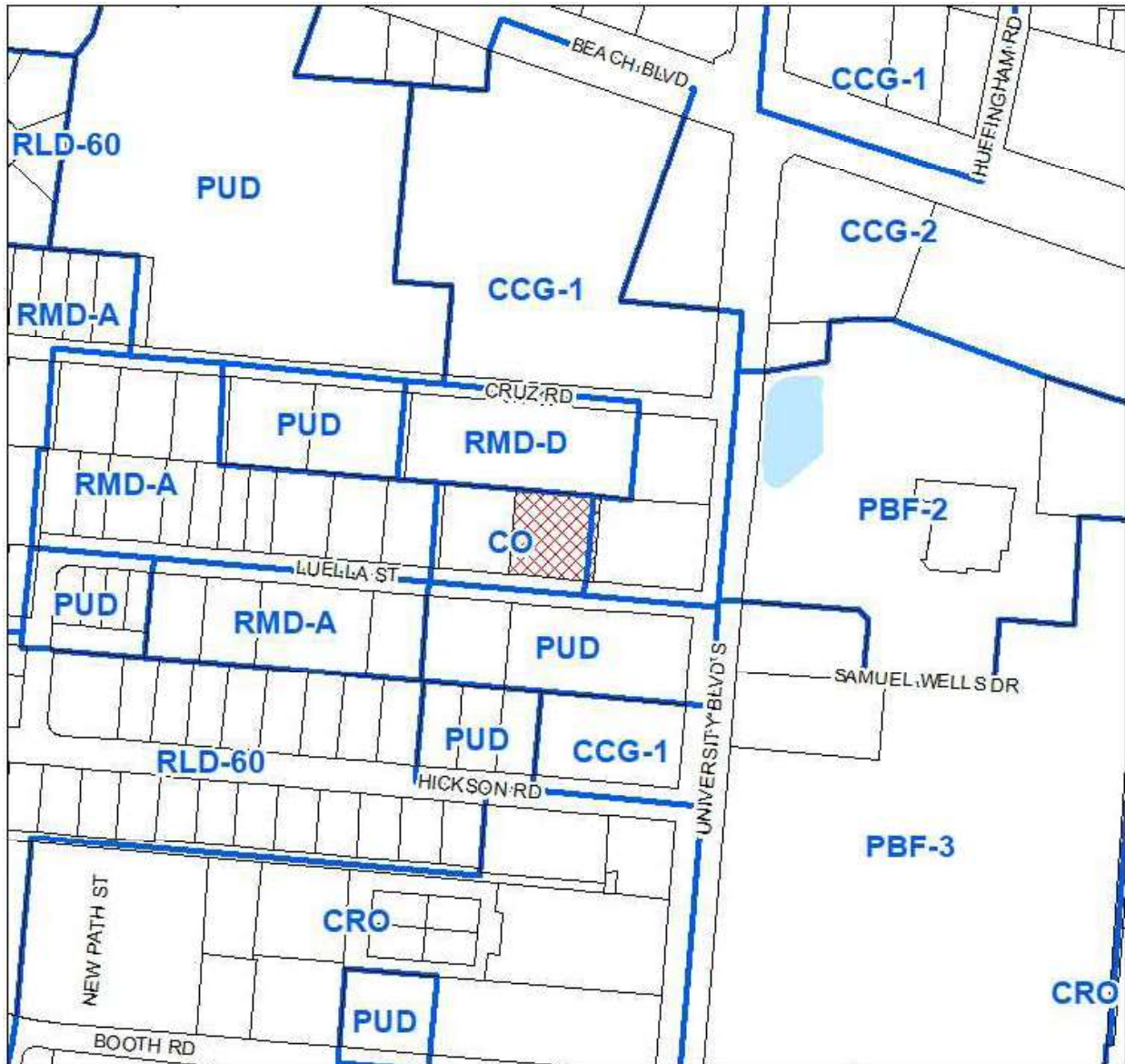


### **RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2025-0801** be **APPROVED**.





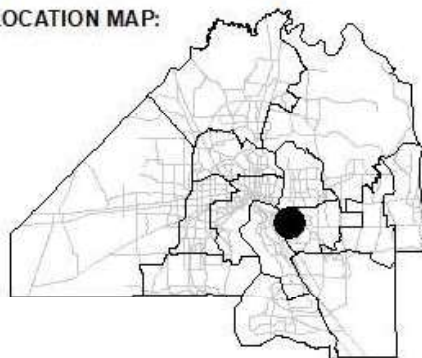


REQUEST SOUGHT:

**FROM: CO**

**TO: CCG-1**

LOCATION MAP:



0 100 200 400  
Feet

COUNCIL DISTRICT:

**5**

ORDINANCE NUMBER

**ORD-2025-0801**

TRACKING NUMBER

**T-2024-5537**

**EXHIBIT 2  
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**Legal Map**