



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

January 23, 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.: 2024-0924**

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: **8-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Charles Garrison	Aye
Julius Harden	Aye
Ali Marar	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". The signature is fluid and cursive, with a long horizontal stroke at the end.

**Erin L. Abney, MPA**

Chief, Current Planning Division  
Planning & Development Department  
214 North Hogan Street, 3<sup>rd</sup> Floor  
Jacksonville, FL 32202  
(904) 255-7817; EAbney@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2024-0924**

**JANUARY 9, 2025**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2024-0924**

***Location:*** 9105 103<sup>rd</sup> Street  
Between Monroe Smith Road and Lambing Road

***Real Estate Number:*** 013014-0000

***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:*** 4- Southwest

***Council District:*** District 12

***Applicant/Owner:*** Sandy E. Bernal  
9105 103<sup>rd</sup> Street  
Jacksonville, FL 32210

***Owner:*** Jax Progressive Investments, LLC  
9105 103<sup>rd</sup> Street  
Jacksonville, FL 32210

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2024-0924** seeks to rezone 0.90 acres of property from Commercial Community/General-1 (CCG-1) to Commercial Community/General-2 (CCG-2). The rezoning is being sought to bring the parcel into the same category as the neighboring properties to the east and west of the subject site. Additionally, the adjacent property west of the subject site was rezoned from CCG-1 to CCG-2 in 2023, see 2023-427. The proposed rezoning is consistent with the pattern of development in the area.

## **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 and Development 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 applicant seeks to change the CCG-1 zoning to CCG-2 to conform with the adjacent properties. The 0.90 of an acre subject site is located on the north side of 103rd Street (SR-134), a minor arterial roadway. The site is in the CGC land use category and the Suburban Development Area.

CGC in the Suburban Area is intended to provide development in a nodal development pattern. The maximum gross density within the Suburban Area is 20 units per acre. The CCG-2 zoning district is a primary zoning district within the CGC land use category. The proposed zoning change from CCG-1 to CCG-2 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 furthers the following goals, objectives, and policies of the 2045 Comprehensive Plan:

**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.

**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.

**Policy 3.2.6** The City shall apply the locational criteria in the land use categories and the operative provisions of this element when reviewing commercial and industrial development and redevelopment for consistency with the character of the areas served, the availability of public facilities, and market demands.

### **Aquifer Recharge**

The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protection. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

### **Airport Height Restriction Zone**

The site is located within the 150-foot Height and Hazard Zone for the Herlong Recreational Airport. 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).

### ***3. Does the proposed rezoning conflict with any portion of the City's land use regulations?***

No. The proposed rezoning will not be in conflict with any portion of the City's land use regulations.

### **SURROUNDING LAND USE AND ZONING**

The subject property is located along 103<sup>rd</sup> Street which is comprised of a mix of commercial, office, and residential uses. The Surrounding Land Use and Zoning Categories are as followed:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	LDR	RLD-120	Outside Storage
East	CGC	CCG-2	Outside Storage
South	CGC	PUD (2020-0481)	Vacant
West	CGC	CCG-2	Vacant

### **SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **December 4, 2024**, by the Planning and Development Department, the required Notice of Public Hearing signs **were** posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0924** be **APPROVED**.



**View of Subject Property**



**View of Adjacent Property**



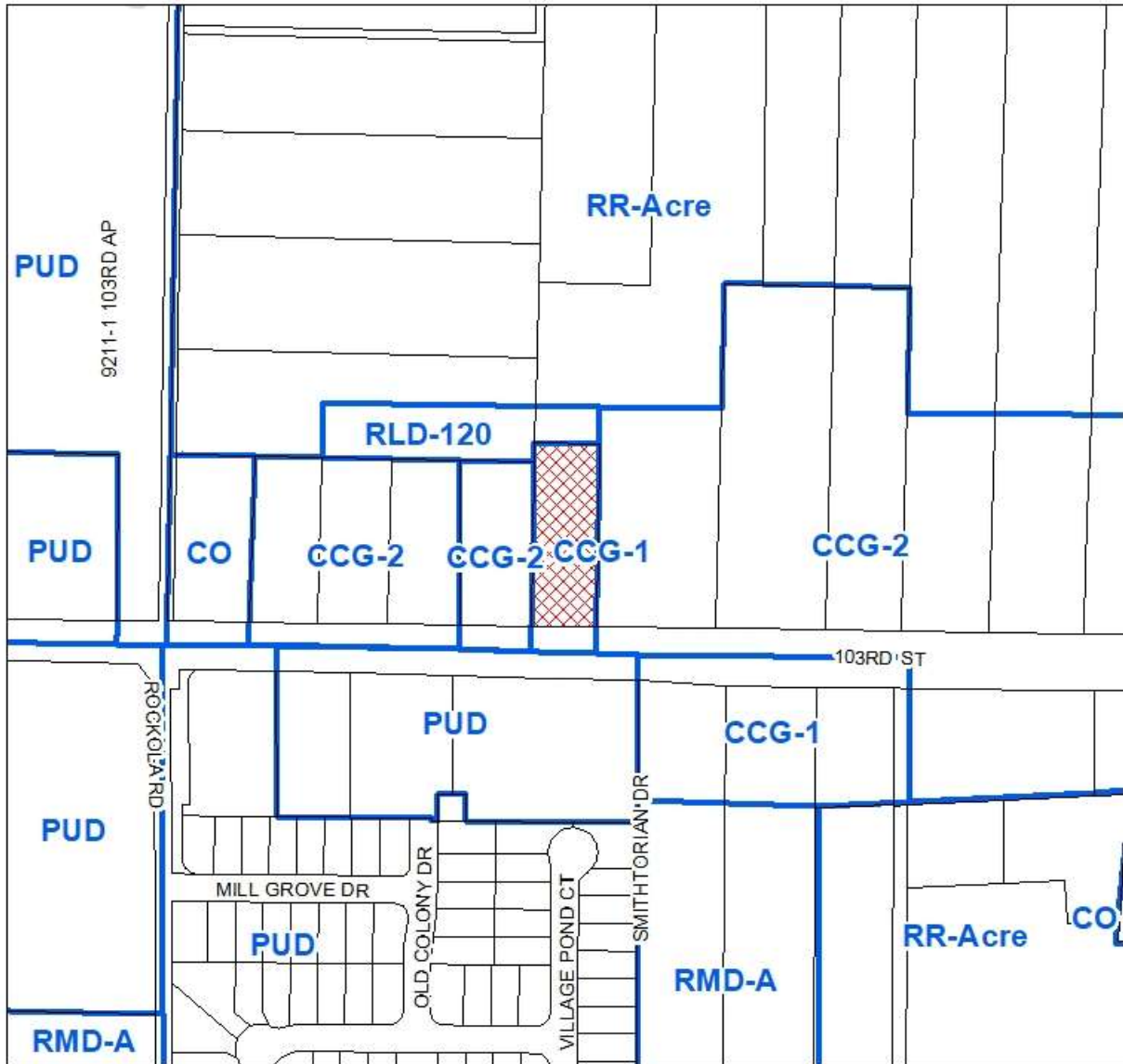
**View of Adjacent Property**



**View of Property Opposite of Subject Site**



**Aerial View of Subject Property**

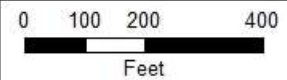
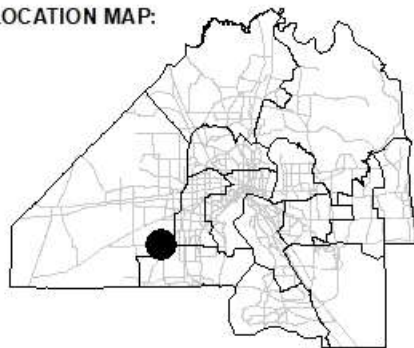


REQUEST SOUGHT:

**FROM: CCG-1**

**TO: CCG-2**

LOCATION MAP:



COUNCIL DISTRICT:

**12**

TRACKING NUMBER

**T-2024-5909**

**EXHIBIT 2  
PAGE 1 OF 1**

Legal Map