

# City of Jacksonville, Florida

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*Donna Deegan, Mayor*

City Hall at St. James  
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Jacksonville, FL 32202  
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August 3, 2023

The Honorable Ronald B. Salem, Pharm. D., President  
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.: 2023-296**

Dear Honorable Council President Salem, 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: **Deny**

Planning Commission Recommendation: **Deny**

Planning Commission Commentary: The applicant was not present and there were no other speakers. Karen Nasrallah with Office of Economic Development presented why the application is in conflict with the King Soutel Zoning Overlay. CM Pittman was present to listen to the testimony.

Planning Commission Vote:	6-0
Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Absent
Marshall Adkison	Aye
Daniel Blanchard	Aye
David Hacker	Aye
Morgan Roberts	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2023-0296**

**JULY 20, 2023**

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 **2023-0296**.

***Location:*** 0 Soutel Drive, between New Kings Road and Dostie Drive

***Real Estate Number:*** 041735 0100

***Current Zoning District:*** Commercial Office (CO)

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

***Current Land Use Category:*** Community/General Commercial (CGC)

***Planning District:*** District 5 — Northwest

***Applicant/Owner:*** Abdul Raziq Jalili  
4860 Ormewood Drive  
Jacksonville, FL 32207

***Staff Recommendation:*** **DENY**

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2023-0296** seeks to rezone 0.09± acres of undeveloped property from Commercial Office (CO) to Commercial Community/General-2 (CCG-2) in order to allow for an automobile dealership. The Planning and Development Department finds that the subject property is located in the Community/General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2045 Comprehensive Plan.

The subject property is located along Soutel Drive, a collector roadway. The subject property is a 0.18 acre lot that is split-zoned between CCG-2 and CO. The applicant seeks to rezone the northern portion of property from CO to CCG-2 to match the southern portion of property already in the CCG-2 zoning district to allow an automobile dealership. The properties to the north and west are primarily zoned for residential dwellings and very limited commercial/ office space. The properties

zoned as CO act as a transitional zoning district between the residentially zoned properties to the north and west and the intense commercial districts to the east and south. While many of the RLD-60 zoned properties are currently vacant, it is the Department's opinion that allowing the upzoning of this property to CCG-2 could impact the future development of residential properties, given the intense uses permitted in CCG-2.

The subject property is also located within the KingSoutel Crossing Community Redevelopment Area, and this application was heard by the CRA board on June 22, 2023. The board recommends the denial of this application due to the application's inconsistency with the KingSoutel CRA Redevelopment Plan.

### **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?***

No. Community/General Commercial (CGC) in the Urban Development Area is a category 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 uses is encouraged to provide support for commercial and other uses. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services, and which abut a roadway classified as a collector or higher on the Functional Highway Classification Map. Automobile dealerships are permitted in the CGC land use category.

When applying the criteria of consistency with the 2045 Comprehensive Plan, the combined factors of the goals, objectives, and policies of the Comprehensive Plan, along with the appropriate Functional Land Use Categories are used. The transition, compatibility, and intensity of uses are accomplished through appropriate zoning and are an important consideration to the welfare and sustainability of an area. This portion of the subject property was originally and currently zoned as CO in order to provide a gradual transition between the residentially zoned properties to the north and northwest and the commercially zoned properties to the south and east. Rezoning this property to CCG-2

would not allow for a gradual transition but would instead allow for intense commercial uses next to a residential area.

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

No. This rezoning does not further the Goals, Objectives and Policies of the 2045 Comprehensive Plan, including the following:

**Future Land Use Element**

*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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Approval of this rezoning would not result in compact and compatible land use patterns due to the abutting properties being zoned as Commercial Office to the north and RLD-60 to the west. Rezoning this property would result in a lack of a transition between two uncomplimentary uses.

**Kings-Soutel CRA and Overlay Zone**

The site is located within the Kings-Soutel and Overlay Zone. It is recommended that the proposed application and automobile dealership use be reviewed by the Kings-Soutel CRA Board. The CRA Board will have concerns regarding the use, the development and landscaping of the site.

**Sherwood Forest/Lincoln Villas Neighborhood Action Plan (NAP)**

The application site is located within the Sherwood Forest/ Lincoln Villas NAP (December 2006). According to the Plan, there is a need to develop commercial vacant properties. Development of this vacant site should bring added financial growth and economic benefit to the neighborhood.

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

No. The proposed rezoning does not conflict with any portions of the City's land use regulations. If approved, the subject property will be permitted for commercial uses permitted in CCG-2 Zoning District which would be held to standards of the City's land use regulations but it is not consistent with the surrounding uses and does not support the Goals, Objectives, and Policies of the 2045 Comprehensive Plan.

**SURROUNDING LAND USE AND ZONING**

The subject site is located on the north side of Soutel Drive, a collector road. The properties that surround the subject site on the north and west are currently vacant, however they are zoned as RLD-60 and CO. The properties to the east of the subject property are commercial properties zoned CCG-2. Staff does not think the intensification of the zoning of this property furthers the 2045 Comprehensive Plan’s goals and purposes. Nonetheless the surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR/CGC	RLD-60/CO	Vacant, Office
South	CGC	CCG-2	Fast Food Restaurant
East	CGC	CCG-2	Retail Shopping Center
West	LDR	RLD-60	Vacant

It is the opinion of the Planning and Development Department that the requested rezoning to CCG-2 will not be consistent and compatible with the surrounding uses.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on July 12, 2023 by the Planning and Development Department, the required 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 Ordinance 2023-0296 be **DENIED**.



*Source: Planning & Development Department, 07/12/2023*

**Aerial view of the subject site and parcel, facing north.**



*Source: Planning & Development Department, 07/12/2023*



**View of the subject property from Soutel Drive.**



*Source: Planning & Development Department, 07/12/2023*

**View abutting property, located south of the subject property.**



*Source: Planning & Development Department, 07/12/2023*

**View of neighboring property, located east of the subject property.**





*Source: Planning & Development Department, 07/12/2023*

**View of neighboring property, located north of the subject property.**



*Source: Planning & Development Department, 07/12/2023*

**View of neighboring commercial retail, located at the corner of Soutel Drive and Washington Estates Drive.**



<p>REQUEST SOUGHT:</p> <p><b>FROM: CO</b></p> <p><b>TO: CCG-2</b></p>	<p>LOCATION MAP:</p>	<p>COUNCIL DISTRICT:</p> <p><b>10</b></p>
<p>ORDINANCE NUMBER</p> <p><b>ORD-2023-0296</b></p>	<p>TRACKING NUMBER</p> <p><b>T-2022-4630</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>