



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

July 16, 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.: 2025-0368

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: **5-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Absent
Lamonte Carter	Absent
Amy Fu	Absent
Charles Garrison	Aye
Julius Harden	Absent
Ali Marar	Absent
Dorothy Gillette	Aye
Lara Diettrich (Alternate)	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 2025-0368

JUNE 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 **2025-0368**.

<i>Location:</i>	9554 103 rd Street, at the southeast corner of 103 rd Street and Monroe Smith Road
<i>Real Estate Number:</i>	015250 0000
<i>Current Zoning District:</i>	Commercial Office (CO)
<i>Proposed Zoning District:</i>	Commercial Community/ General-1 (CCG-1)
<i>Current Land Use Category:</i>	Community General Commercial (CGC)
<i>Planning District:</i>	Southwest, District 4
<i>Council District:</i>	District 12
<i>Applicant/ Agent:</i>	Curtis Hart Hart Resources LLC 8051 Tara Lane Jacksonville, FL 32216
<i>Owner:</i>	Neguanje LLC 11830 Buckfield Circle Jacksonville, FL 32256
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0368** seeks to rezone approximately 3.88± acres of property from Commercial Office (CO) to Commercial Community/ General-1 (CCG-1) to permit commercial uses. The subject property is an 11.92-acre vacant lot that is split zoned Commercial Office (CO) and Residential Medium Density-D (RMD-D). The applicant seeks to rezone the northern portion of the site that is currently zoned CO to CCG-1, but will be leaving the southern portion zoned as RMD-D.

The Planning 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.

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 Planning 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. CGC in the Suburban Area is intended to provide development in nodal development patterns. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services; abut a roadway classified as a collector or higher on the Functional Highway Classification Map; and which are located in areas with an existing mix of non-residential uses.

Principal uses in the CGC land use category include commercial retail sales and service establishments including auto sales; restaurants; hotels and motels; offices, business and professional offices.

The CCG-1 zoning district is a primary zoning district in the CGC land use category. The proposed rezoning from CO to CCG-1 is consistent with the CGC land use category in the Suburban Development Area.

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

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

Future Land Use Element

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.

The proposed rezoning will facilitate commercial development within an existing commercial corridor and is appropriate for commercial infill, and is therefore compatible with the above policy.

Goal 3 To achieve a well-balanced and organized combination of residential, nonresidential, 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.

The proposed rezoning will enhance the viability of an existing commercial area without negatively affecting the fabric and character of the City's neighborhoods, and is therefore compatible with the above goal.

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 to CCG-1 to allow for a variety of commercial uses.

SURROUNDING LAND USE AND ZONING

The subject site is located along 103rd Street, a minor arterial roadway, and approximately 1.7 miles east of Cecil Commerce Center Parkway. This portion of 103rd contains a mix of uses including residential, commercial, and industrial uses such as warehousing. The subject property is currently vacant with the front portion abutting 103rd zoned for commercial and the southern half zoned as residential. It is the opinion of the Planning Department that the requested rezoning to CCG-1 will be consistent and compatible with the surrounding uses.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	PUD 2006-0981-E	Multi-family residential
South	MDR	RMD-D	Vacant
East	MDR	RMD-D	Single-family dwellings, vacant
West	CGC	CO	Vacant

SUPPLEMENTARY INFORMATION

The applicant provided photos on May 9, 2025, that the required Notice of Public Hearing signs were posted.

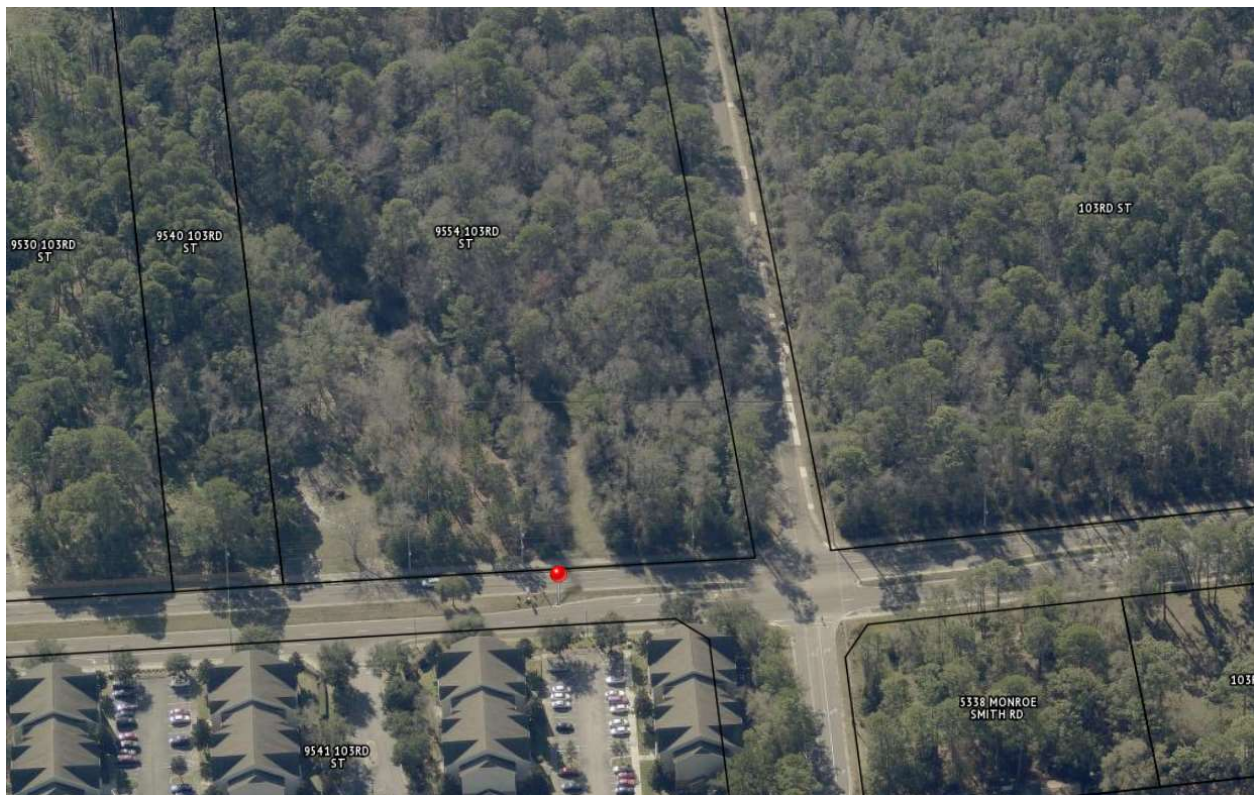


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0368** be **APPROVED**.



Aerial view of the subject property, facing north.



Aerial view of the subject property, facing south.



View of the subject property from 103rd Street.

