



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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September 5, 2024

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.: 2024-613**

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: **6-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Absent
Mark McGowan, Secretary	Aye
Lamonte Carter	Absent
Amy Fu	Absent
Julius Harden	Aye
Mon'e Holder	Aye

Ali Marar	Aye
Jack Meeks	Absent
Lisa King (Alternate)	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 2024-0613**

**SEPTEMBER 05, 2024**

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 **2024-0613**.

***Location:*** 10090 103<sup>rd</sup> Street  
Between Connie Jean Road and Chardon Drive

***Real Estate Number(s):*** 015344 0000

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

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

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

***Planning District:*** District 4-- Southwest

***Council District:*** District 12

***Owner:*** Vince Serrano  
Vanisea LLC  
10053 103<sup>rd</sup> Street  
Jacksonville, Florida 32210

***Agent:*** Jean Bramlett  
Mobile Home Solutions LLC  
2662 Drummond Court  
Orange Park, Florida 32065

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2024-0613** seeks to rezone approximately 1.87 +/- acres of land from Commercial Office (CO) to Commercial Community/General-2 (CCG-2). The rezoning is being sought to allow for the retail sale of new and/or used mobile homes.

## 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 proposed rezoning is consistent with the Community General Commercial land use category and the goals and objectives of the 2045 Comprehensive Plan. The 1.87-acre subject site is located at 10090 103rd Street (SR-134), between Connie Jean Road and Chardon Drive. 103rd Street is a Minor Arterial roadway. The site is also located within the CGC land use categories and in Planning District 4, Council District 12 and within the Suburban Development Area.

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. CGC also allows for multi-family residential at densities up to 40 units per acre in the Urban Area.

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

Yes. This proposed rezoning to CCG-2 is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

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

*The proposed rezoning is not creating any new commercial properties, but rather would allow a currently vacant lot to operate in a commercial capacity consistent with the intended land use while complying with the Zoning Code.*

**Objective 3.2** Continue to 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.

*The subject property is in the center of an area designated for commercial uses and is primarily surrounded by complementary zoning districts, except for the mobile home park abutting the rear property line. The approval of this rezoning will not create a use out of character for the area or City's neighborhoods but would rather promote the viability of the commercial corridor of 103<sup>rd</sup> Street.*

### **Airport Environment Zone**

The site is located within the 150-foot Height and Hazard Zone for Herlong Airport and Cecil Field. Zoning will limit development to a maximum height of less than 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).

### **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 rezoning 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.

## **SURROUNDING LAND USE AND ZONING**

The immediate area surrounding the subject parcel is partially developed as a commercial area with the properties being split between the CO and CCG-2 Zoning Districts. The property sits next to a lot zoned PUD 2018-0608, which allows for outside storage. The property is also adjacent to a RMD-MH Zoning District and will be required to provide a 10 foot uncomplimentary buffer adjacent to the mobile home park. Additionally, where CCG-2 is adjacent to a residential district, there is a 25-foot building setback. The surrounding uses, land use categories and zoning districts are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	CGC	CCG-2	Service Garage, Open Storage, Vacant Lot
<b>South</b>	MDR	RMD-MH	Mobile home park
<b>East</b>	CGC	CCG-2	Warehouse/Flex Space
<b>West</b>	CGC	PUD	Open Storage

It is the opinion of the Planning and Development Department that the requested rezoning to CCG-2 will be consistent and compatible with the surrounding uses.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection by the City Planner on August 21, 2024 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 **2024-0613** be **APPROVED**.



**View of subject property**



**View of subject property**



**View of adjacent property**



**View of adjacent property**



**View of properties opposite of subject property**



**View of nearby mobile home park**

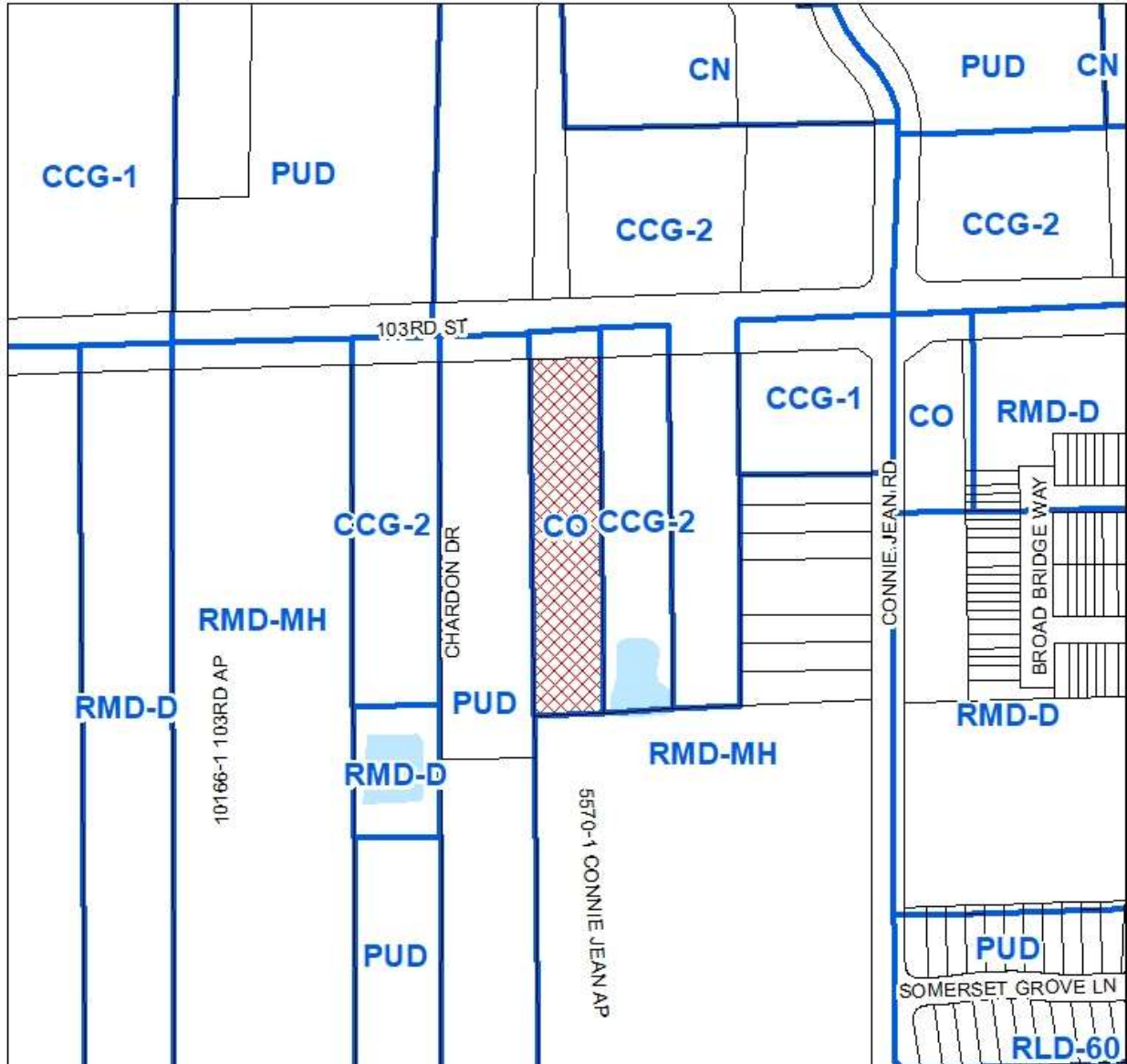


**View of nearby mobile home sales lot**





**Aerial View of Subject Property**



REQUEST SOUGHT:

**FROM: CO**

**TO: CCG-2**



0 100 200 400  
Feet

COUNCIL DISTRICT:

**12**

**EXHIBIT 2**  
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Legal Map