



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
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October 9, 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.: 2025-0516

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: **7-0**

Mark McGowan, Chair	Aye
Mon'e Holder, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Absent
Charles Garrison	Aye
Ali Marar	Aye
Dorothy Gillette	Aye
D.R. Repass	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 2025-0516

AUGUST 21, 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 **2025-0516**.

<i>Location:</i>	5868 Lenox Avenue Between Lane Avenue South and Delmar Street
<i>Real Estate Number:</i>	011733-0000
<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 9
<i>Owners:</i>	Solomon Siyoum 5859 Lenox Avenue Jacksonville, Florida 32254
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0516** seeks to rezone 0.76± acres of property from Commercial Office (CO) to Commercial Community/General-1 (CCG-1). The property is in the Community General Commercial (CGC) land use category within the Suburban Development Area of the Future Land Use Element of the 2045 Comprehensive Plan. The request is being sought to allow for a proposed Group Home / Assisted Living Facility which is permitted in CCG-1 but not under the existing zoning district. The area surrounding the site is a mix of Zoning Districts including CCG-2 to the east, IL and IBP to the north, and RMD-D to the west and south.

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 0.76-of-an-acre subject site is located at the southwest intersection of Lenox Avenue, a collector road, and Delmar Street, a local road. The site is also located in the CGC land use category, Planning District 4 (Southwest), Council District 9 and within the Urban Development Area.

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.

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 Community General Commercial land use category and the goals and objectives of the 2045 Comprehensive Plan.

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:

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment 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 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.

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.

Airport Environment Zone

The site is located within the 300-foot Height and Hazard Zone for Herlong Recreational Airport. Zoning will limit development to a maximum height of less than 300 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 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 and will be required to meet all development regulations of Chapter 656-Zoning Code, Chapter 654-Subdivision regulations and Florida Building Code Regulations.

SURROUNDING LAND USE AND ZONING

The subject property is located on the south side of Lenox Avenue, on the southwest corner of the Lenox Avenue and Delmar Street. Within the immediate area, Lenox has been developed with a mix of commercial, industrial, and residential uses. The proposed commercial district, and more specifically the Group Home/ Assisted Living Facility, would be consistent with the established mixed uses in the immediate area. The CCG-2 Property to the east and the IL and IBP properties to the north contain service garages, while the RMD-D property to the west is built as a apartment complex. Nevertheless, the adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LI	IBP	Single Family Dwellings / Retail
South	MDR	RMD-D	Vacant Government /Pond
East	CGC	CCG-2	Service Garage
West	MDR	RMD-D	Vacant Government /Pond

The Planning Department finds that the requested rezoning to CCG-1 will be consistent and compatible with the surrounding uses.

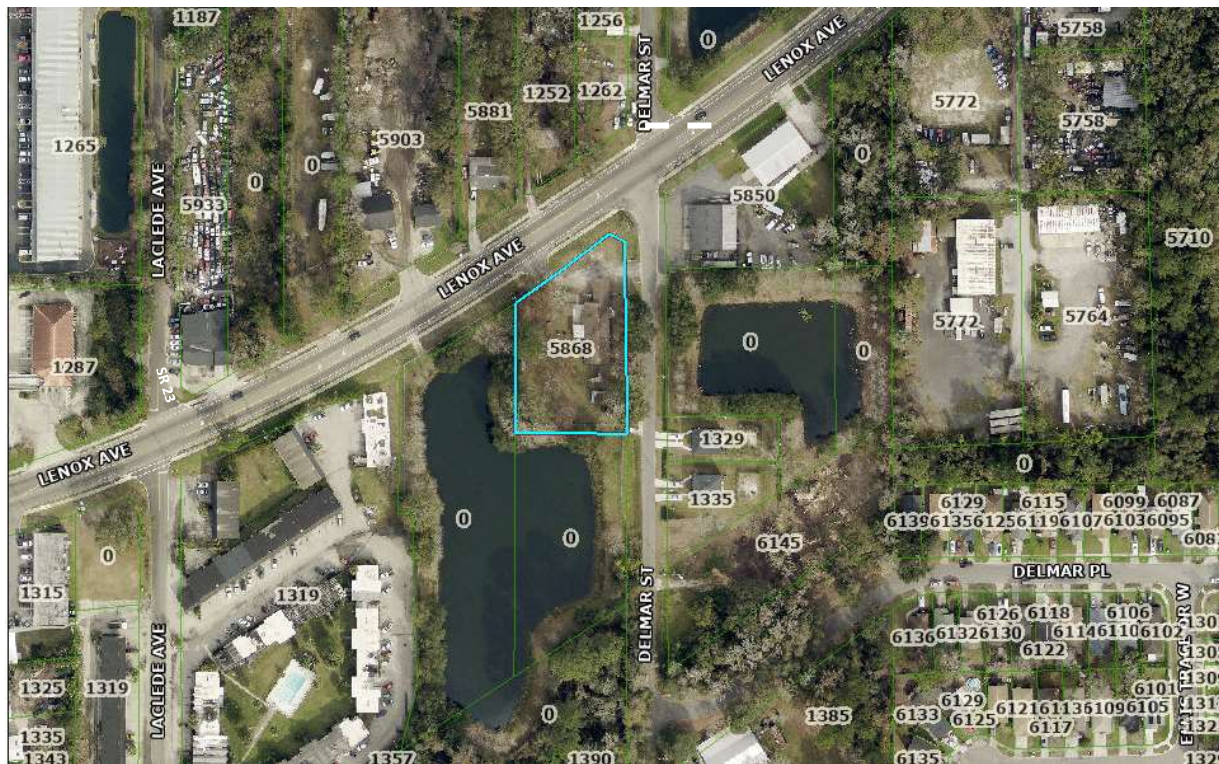
SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on August 14, 2025 to the Planning Department, that the Notice of Public Hearing signs were posted.

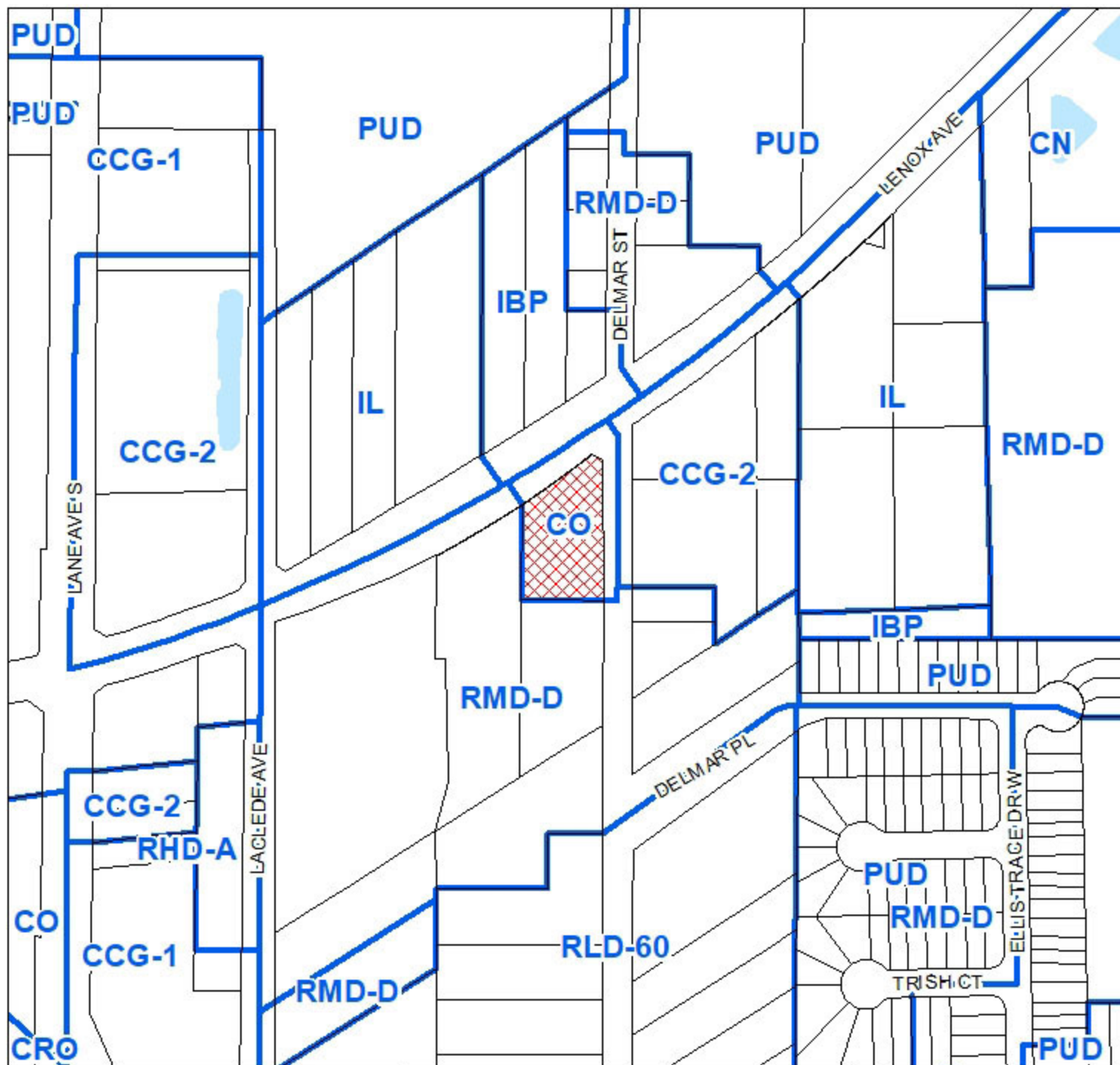


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0516** be **APPROVED**.



Aerial View

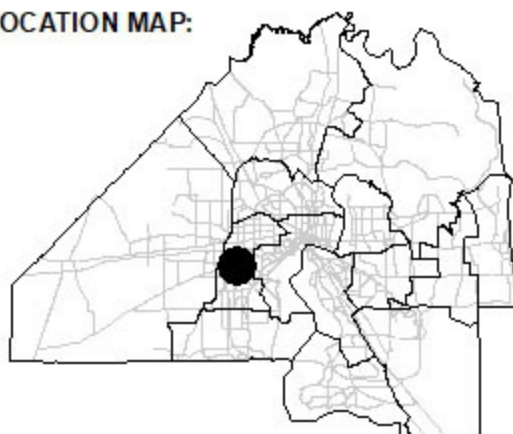


REQUEST SOUGHT:

FROM: CO

TO: CCG-1

LOCATION MAP:



0 100 200 400
Feet

COUNCIL DISTRICT:

9

ORDINANCE NUMBER

ORD-2025-0516

TRACKING NUMBER

T-2024-5974

**EXHIBIT 2
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