



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning and Development Department  
214 N. Hogan St., Suite 300  
Jacksonville, FL 32202  
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January 18, 2024

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.: 2023-853**

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: **Approve**

Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: **7-0**

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

Jack Meeks

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 that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
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(904) 255-7820  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2023-0853**

**JANUARY 18, 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 **2023-0853**.

***Location:*** 9766 Garden Street

***Real Estate Number:*** 002894-0010

***Current Zoning District:*** Planned Unit Development (PUD 2010-0628)

***Proposed Zoning District:*** Commercial Community/General-1 (CCG-1)

***Current Land Use Category:*** Neighborhood Commercial (NC)

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

***Council District:*** District 12

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

***Owner/Applicant:*** Paul M. Harden, Esq  
Garden Street Venture, LLC  
1431 Riverplace Boulevard, Suite 901  
Jacksonville, Florida 32207

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

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2023-0853** seeks to rezone 33.27± acres of a subject property from Planned Unit Development (PUD) to Commercial Community/General-1 (CCG-1). The current PUD allows for the uses that are generally found within the Commercial Neighborhood Zoning District. The request is being sought to develop the property with general commercial uses. The current PUD allows for most uses found within the CN Zoning District, but removed the residential uses.

There is a companion Land Use Amendment (2023-0852) seeking to change the existing Neighborhood Commercial (NC) Land Use Category to Community/General Commercial (CGC).

The Planning and Development Department is also recommending approval on the Land Use Amendment.

### **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. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds the subject property to be located in the Neighborhood Commercial (NC) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2045 Comprehensive Plan. If the companion proposed Land Use change is approved for the Community/General Commercial (CGC) Use Category, the Rezoning will be consistent with the 2040 Comprehensive Plan.

**2. *Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. The 33.27 acre subject site is located at 9766 Garden Street, at the southwest corner of the Garden Street and Jones Road intersection between Garden Street and Cisco Drive. According to the City's Functional Highways Classification Map, Garden Street and Jones Road are classified as collector roads. The site is also located within the Neighborhood Commercial (NC) land use categories and in Planning District 5, Council District 12 and within the Suburban Development Area. The applicant seeks to rezone the property from PUD to CCG-1 to allow for commercial uses. There is also a companion amendment application to change the NC land use to CGC.

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.

Single-use multi-family development is permitted when 50 percent or more of the contiguous CGC category land area within up to one quarter of a mile radius is developed for non-residential uses. Multi-family developments that do not comply with the single-use provisions shall provide a mix of uses within the development site and multi-family uses shall not exceed 80 percent of a development. The proposed antique mall for retail is permitted in the CGC land use category.

**Future Land Use Element:**

**Goal 1** To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness 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 1.6** The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

**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.

**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 and Development Department, the subject property will be rezoned from PUD to CCG-1 in order to permit new commercial uses.

**SURROUNDING LAND USE AND ZONING**

The subject property is located on Garden Street on the southwestern corner of Garden Street and Jones Road. The rezoning to CCG-1 would provide additional commercial uses to serve an area that is primarily developed with single family uses. Nonetheless, adjacent land uses and zoning districts are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	LDR/AGR	RLD-80/ PUD	Single Family Dwellings

East	AGR	AGR	Single Family Dwellings
South	CSV/LDR	CSV/PUD	Reserve
West	LDR	PUD	Single Family Dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to CCG-1 will be consistent and compatible with the surrounding uses, and serve as a commercial area for the surrounding residential communities.

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property, the required Notice of Public Hearing signs for the Zoning Application were posted.



### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2023-0853 be **APPROVED**.



Aerial View

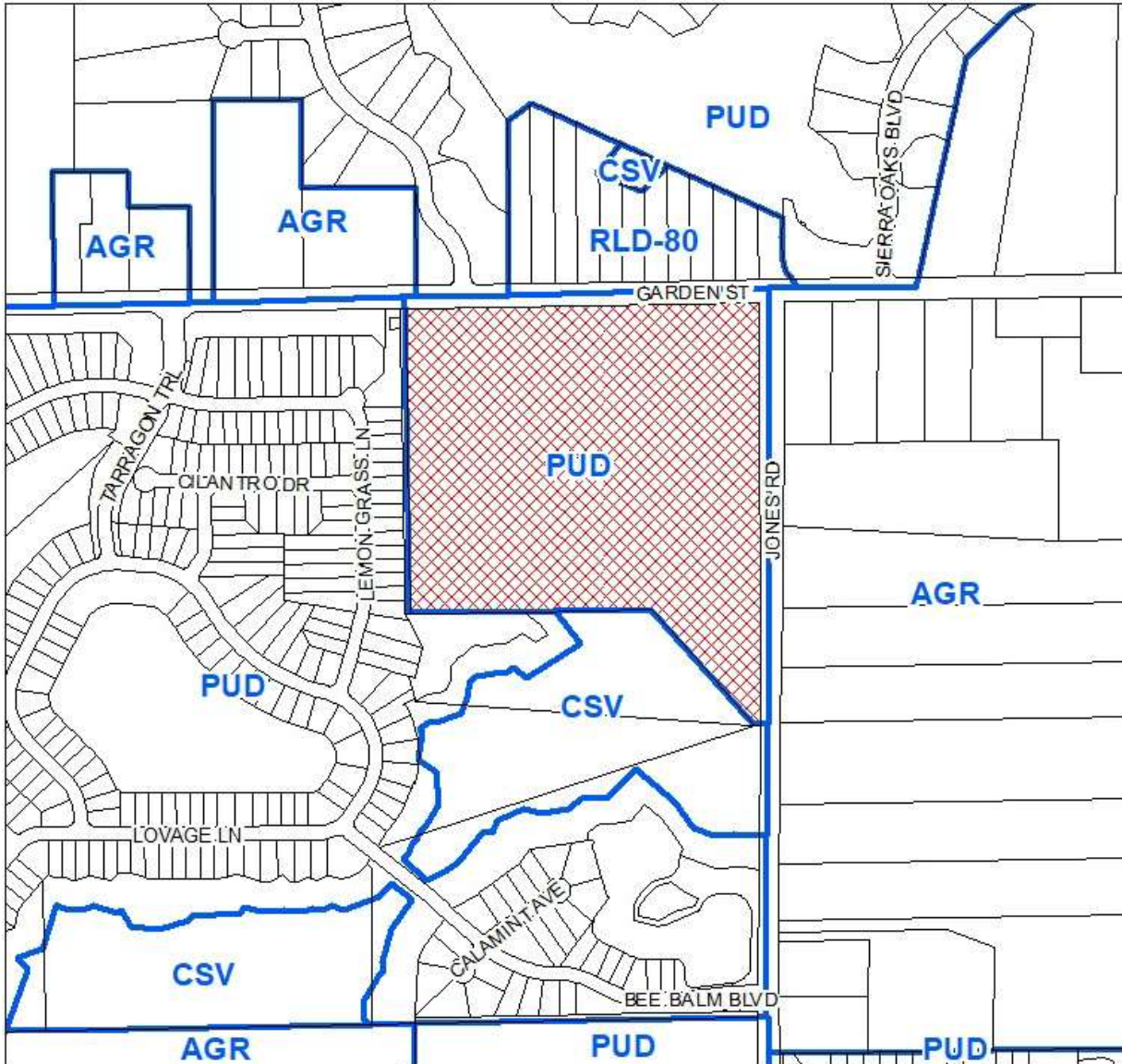


View of the Subject Site

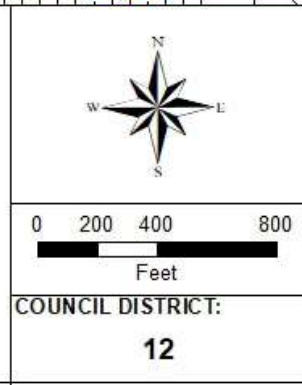
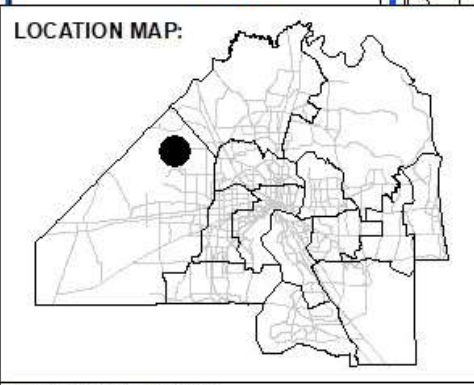


**View at the corner of Jones Road and Garden Street looking towards the Single Family Dwellings across the street from the subject site.**





REQUEST SOUGHT:  
**FROM: PUD**  
**TO: CCG-1**



ORDINANCE NUMBER  
**ORD-2023-0853**

TRACKING NUMBER  
**T-2023-5256**

**EXHIBIT 2**  
**PAGE 1 OF 1**

Legal Map