



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning and Development Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

May 9, 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.: 2024-278**

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: **6-0**

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

Jack Meeks

Absent

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
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(904) 255-7820
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FO

APPLICATION FOR REZONING ORDINANCE 2024-0278

MAY 9, 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 **2024-0278**.

Location: 618 Stockton Street

Real Estate Number: 065155-0000

Current Zoning District: Residential Medium Density-B (RMD-B)

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

Current Land Use Category: Medium Density Residential (MDR)

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

Planning District: District 5 – Northwest

Council District: District 7

Applicant/Agent: Michael Lesniak
Jacksonville Fire Rescue
515 North Julia Street
Jacksonville, FL 32202

Owner: Randall Wyse
Jacksonville Association of Firefighters IAFF Local
122
625 Stockton Street
Jacksonville, FL 32204

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2024-0278** seeks to rezone approximately 0.87± acres of property from Residential Medium Density-B (RMD-B) to Commercial Community General-1 (CGC-1) to allow for a health and wellness center for the Jacksonville Fire and Rescue Department employees. The parcel is split zoned RMD-B on the western portion and CCG-1 on the eastern

portion. This application is only to rezone the western portion of the property to CCG-1, so the entire parcel is within the same zoning district. There is a companion small-scale Land Use Amendment, seeking to amend the existing land use from Medium Density Residential (MDR) to Community General Commercial (CGC) under Ordinance **2024-0277/L-5916-24C**.

The Historic Preservation Section has reviewed the property located at 618 Stockton Street (RE: 065155-0000). The property is located within the boundaries of the Riverside-Avondale Historic District. Based on archival records, this site was originally occupied by the Woodlawn Baptist Church, and it contains a Mediterranean Revival style structure originally constructed in 1926 and a Masonry Vernacular style structure constructed around 1946.

Because property 618 Stockton Street possesses historical significance, potential development of the site should respect the property's historic and archaeological resources. Any exterior work to structures on this property or the site itself requires an approved Certificate of Appropriateness (COA) application before work can commence. Please note that when permits are applied for within the City, the permit may be flagged for Historic Preservation Section sign-off. Attached are instructions for submitting a COA application and a handout that briefly explains the process.

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 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 0.87-acre subject property is located at 618 Stockton Street, a collector roadway, between Interstate-10 West, a FDOT Interstate, and Rosselle Street, a local road. The site is in Planning District 5, Council District 7, and is within the Urban Development Area.

According to the Future Land Use Element (FLUE), Community General Commercial (CGC) is a category intended to provide 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. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

The proposed CCG-1 rezoning is consistent with the proposed CGC land use category.

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.

The proposed zoning change from RMD-B to CCG-1 is allowed within the CGC land use category in the Urban Development Area.

Future Land Use Element

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.

The subject property is located around residential properties, while proposing this rezoning to serve as a health and wellness center for the Jacksonville Fire and Rescue Department employees. There are different types of commercial and residential zoning districts in the surrounding area. This variety of zoning districts and uses follows Goal 3 of the Land Use Element.

**Airport Environment Zone
Height Restriction Zone**

The site is located within the 500-foot Height and Hazard Zone for Herlong Recreational Airport and Jacksonville Naval Air Station. Zoning will limit development to a maximum height of 500 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).

Historic District

The project site is located within the boundaries of the Riverside-Avondale Historic District. Vertical construction and changes to existing structures on site must be reviewed by the Planning and Development Department, and potentially the Jacksonville Historic Preservation Commission.

Historic Landmark

The project site is a locally designated Jacksonville Landmark. Vertical construction and changes to existing structures on site must be reviewed by the Planning and Development Department, and potentially the Jacksonville Historic Preservation Commission.

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 Residential Medium Density-b (RMD-B) to Commercial Community General-1 (CCG-1) to allow for a health and wellness center for the Jacksonville Fire and Rescue Department.

SURROUNDING LAND USE AND ZONING

The subject site is located west of Stockton Road, a local roadway. The subject property is split zoned Residential Medium Density-B (RMD-B) and Commercial Community General-1 (CCG-1) and was used as a union hall. Properties to the west and south are also zoned RMD-B and used as single-family dwellings to the west, with a public school to the south. There is another union hall to the east, across Stockton Street and I-10 runs north of the subject property. The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LI	IL	Interstate-10
South	MDR/RPI/CGC	RMD-B/CO/CCG-1	Public School/Gas station - convenience store
East	CGC	RR-Acre	Union Hall
West	MDR	RR-Acre	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.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **April 25, 2024**, by the Planning and Development Department, the required Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2024-0278** be **APPROVED**.



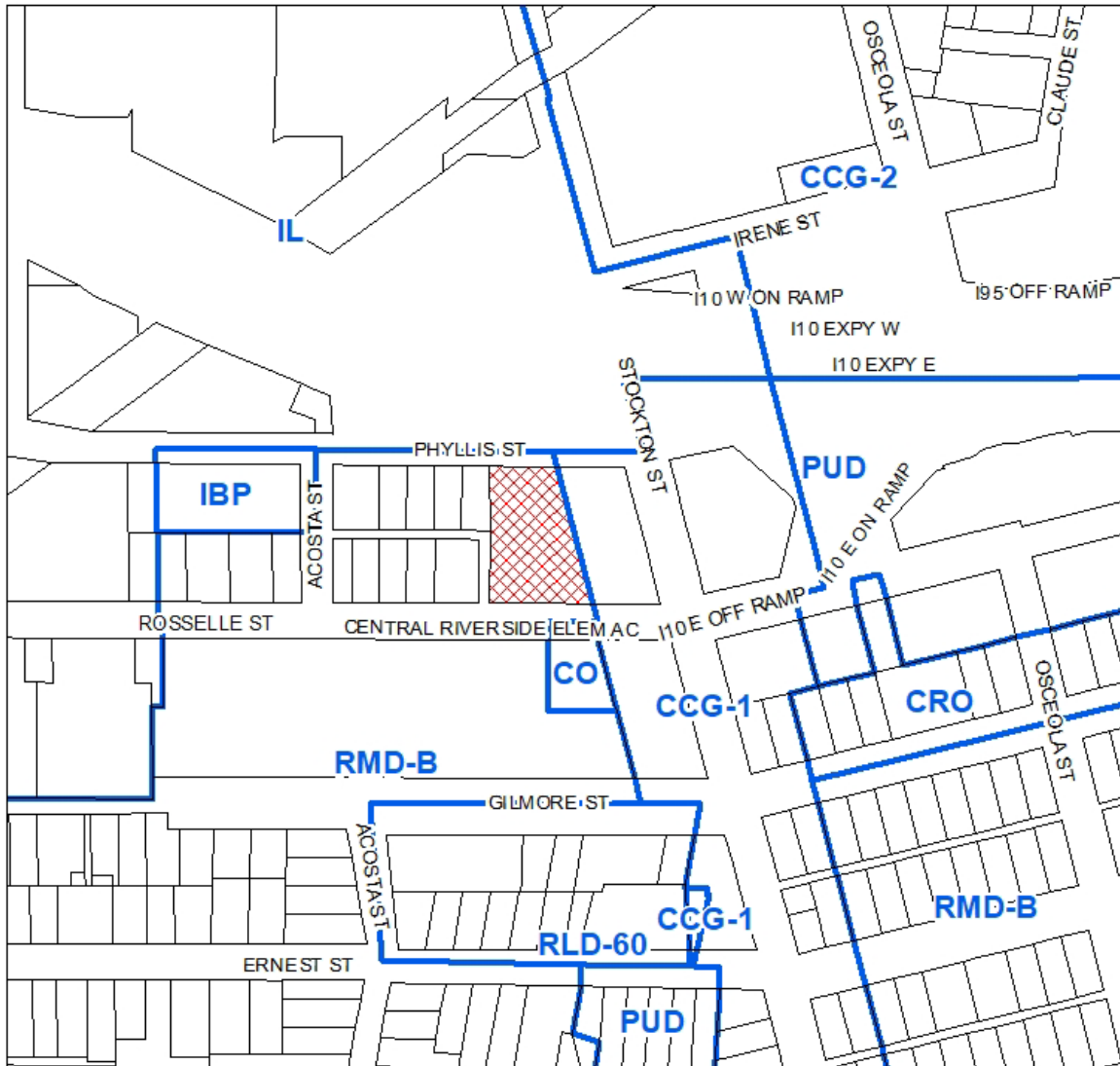
Aerial View

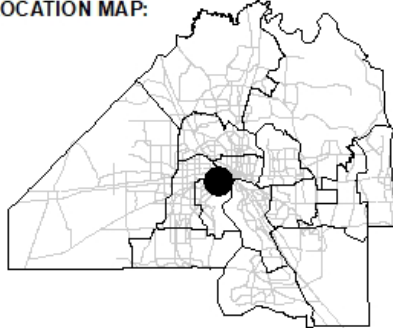
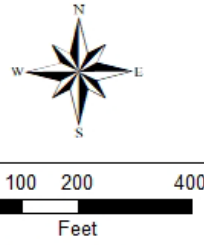


View of Subject Property from Rosselle Street.



View of Subject Property from Rosselle Street.



<p>REQUEST SOUGHT:</p> <p>FROM: RMD-B</p> <p>TO: CCG-1</p>	<p>LOCATION MAP:</p>  <p>TRACKING NUMBER</p> <p>T-2024-5480</p>	 <p>COUNCIL DISTRICT:</p> <p>7</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>
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Legal Map