

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

March 18, 2021

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2021-111**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan 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**

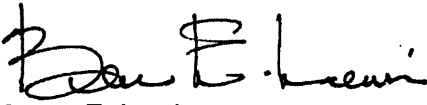
Planning Commission Recommendation: **Approve**

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

Planning Commission Vote:	5-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Absent
Alex Moldovan	Aye
Jason Porter	Absent

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B".

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

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendations on:

ORDINANCE 2021-111

AN ORDINANCE REGARDING CHAPTER 656 (ZONING CODE), ORDINANCE CODE; AMENDING SECTION 656.313 (COMMUNITY/GENERAL COMMERCIAL CATEGORY), PART 3 (SCHEDULE OF DISTRICT REGULATIONS), SUBPART C (COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS), CHAPTER 656 (ZONING CODE), ORDINANCE CODE, TO ADD SERVICE GARAGES FOR MINOR REPAIRS TO USES PERMITTED BY EXCEPTION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

I. GENERAL INFORMATION

The bill amends Section 656.313 (Community/General Commercial Category), Part 3 (Schedule of District Regulations), Subpart C (Commercial use categories and zoning districts), Chapter 656 (Zoning Code), Ordinance Code, to add service garages for minor repairs to the uses permitted by exception in the Commercial Community General-1 (CCG-1) zoning district; and provides for severability.

II. EVALUATION

A. The need and justification for the change

Service garages for minor repairs have historically been permissible by exception in the CCG-1 zoning district. Ordinance 2018-538-E removed all service garages from the CCG-1 zoning district except for garages at a franchised motor vehicle dealership. As a result, new garages need to be zoned CCG-2 or PUD, and existing service garages in CCG-1 became legal non-conforming uses.

The definition of a service garage for minor repairs includes facilities that specialize in tire and oil changes such as Jiffy Lube, Goodyear, and Tires Plus (among others). This bill would make it possible for new service garages for minor repairs in CCG-1 to seek a zoning exception rather than a rezoning to a more intense commercial zoning district.

B. The relationship of the proposed amendment to the Comprehensive Plan and the work of the Department with appropriate consideration as to whether the proposed amendment will further the purposes of the Zoning Code and Comprehensive Plan.

This bill is consistent with the spirit and intent of both the Comprehensive Plan and the Zoning Code in that it is the intent of the legislation to protect and preserve the public health, safety and welfare of the people of the City of Jacksonville by promoting and sustaining the viability of existing and emerging commercial areas to support the City's residential areas.

III. RECOMMENDATION

The Planning and Development Department recommends that **Ordinance 2021-111** be **approved.**

1 Introduced by Council Member Ferraro:
2
3

4 **ORDINANCE 2021-111**

5 AN ORDINANCE REGARDING CHAPTER 656 (ZONING
6 CODE), *ORDINANCE CODE*; AMENDING SECTION
7 656.313 (COMMUNITY/GENERAL COMMERCIAL
8 CATEGORY), PART 3 (SCHEDULE OF DISTRICT
9 REGULATIONS), SUBPART C (COMMERCIAL USE
10 CATEGORIES AND ZONING DISTRICTS), CHAPTER 656
11 (ZONING CODE), *ORDINANCE CODE*, TO ADD SERVICE
12 GARAGES FOR MINOR REPAIRS TO USES PERMITTED BY
13 EXCEPTION; PROVIDING FOR SEVERABILITY;
14 PROVIDING AN EFFECTIVE DATE.

15
16 **BE IT ORDAINED** by the Council of the City of Jacksonville:

17 **Section 1. Amending Section 656.313 (Community/General**
18 **Commercial Category), Part 3 (Schedule of District Regulations),**
19 **Subpart C (Commercial use Categories and Zoning Districts), Chapter**
20 **656 (Zoning Code), Ordinance Code.** Section 656.313
21 (Community/General Commercial Category), Part 3 (Schedule of
22 District Regulations), Subpart C (Commercial Use Categories and
23 Zoning Districts), Chapter 656 (Zoning Code), *Ordinance Code*, is
24 hereby amended to read as follows:

25 **CHAPTER 656. ZONING CODE.**

26 * * *

27 **PART 3. SCHEDULE OF DISTRICT REGULATIONS.**

28 * * *

29 **SUBPART C. COMMERCIAL USE CATEGORIES AND ZONING DISTRICTS.**

30 * * *

31 **Sec. 656.313. Community/General Commercial Category.**

1 (14) Billiard parlors.

2 (15) Service and repair of general appliances and small engines
3 (provided that no outside storage or display of products is
4 allowed).

5 (16) Schools meeting the performance standards and development
6 criteria set forth in Part 4.

7 (17) Dancing entertainment establishments serving alcohol. This
8 provision shall not supersede any other approvals or
9 requirements for such use found elsewhere in this Chapter or
10 elsewhere in the Ordinance Code.

11 (18) Nightclubs.

12 (19) Service garages for minor repairs, provided that all work
13 is conducted indoors and no outside storage or display is
14 allowed.

15 * * *

16 **Section 2. Effective Date.** This ordinance shall become
17 effective upon signature by the Mayor or upon becoming effective
18 without the Mayor's signature.

19
20 Form Approved:

21
22 /s/ Paige H. Johnston

23 Office of General Counsel

24 Legislation Prepared By: Paige H. Johnston

25 GC-#1416319-v1-Ferraro_Service_Garage.doc