



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning Department  
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November 20, 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.: 2025-0803**

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: **6-0**

Charles Garrison, Chair	Aye
Mon'e Holder, Vice Chair	Aye
Michael McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Absent
Ali Marar	Absent
Dorothy Gillette	Aye
D.R. Repass	Absent
Joshua Garrison	Aye

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

Sincerely,



**Erin L. Abney, MPA**

Chief, Current Planning Division  
Planning Department  
214 North Hogan Street, 3<sup>rd</sup> Floor  
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(904) 255-7817; EAbney@coj.net

**REPORT OF THE PLANNING DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2025-0803**

**NOVEMBER 20, 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 **2025-0803**.

<b><i>Location:</i></b>	0 Normandy Boulevard, between Yellow Water Road and Bicentennial Drive
<b><i>Real Estate Number:</i></b>	002276 0020
<b><i>Current Zoning District:</i></b>	Commercial Neighborhood (CN)
<b><i>Proposed Zoning District:</i></b>	Commercial Community/ General-1 (CCG-1)
<b><i>Current Land Use Category:</i></b>	Community General Commercial (CGC)
<b><i>Planning District:</i></b>	Southwest, District 4
<b><i>Council District:</i></b>	District 12
<b><i>Applicant/ Agent:</i></b>	Curtis Hart Hart Resources LLC 8051 Tara Lane Jacksonville, FL 32216
<b><i>Owner:</i></b>	Yellow Water Pines Inc. 5903-1 Solomon Road Jacksonville, FL 32234
<b><i>Staff Recommendation:</i></b>	<b>APPROVE</b>

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2025-0803** seeks to rezone approximately 2.14± acres of property from Commercial Neighborhood (CN) to Commercial Community/ General-1 (CCG-1) to permit commercial uses. Per the submitted JEA availability letter, the applicant seeks to develop the property with a 5,000 square foot warehouse.

The subject property is a 2.14 acre lot located near at the northeast intersection of Normandy Boulevard and Yellow Water Road. Many of the properties located to the south and west of the

subject site are zoned for commercial uses. While the properties to the north and east are zoned Agriculture and used as single-family dwellings, the subject site will be required to provide an uncomplimentary land use buffer along all property lines abutting residential uses. It should also be noted that the abutting property to the north (5401 Yellow Water Road) is split-zoned as AGR and Commercial Neighborhood (CN). The CN portion is located along the southern portion that abuts the subject parcel and helps provide a buffer between the proposed and existing uses.

The Planning Department finds that the subject property is 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 CCG-1 zoning district is a primary zoning district in the CGC land use.

### **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 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 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. Plan amendment requests for new CGC designations in the Rural Development Area are discouraged because they would potentially encourage urban sprawl.

Principal uses in the CGC land use category include commercial retail sales and service establishments including auto sales; restaurants; hotels and motels; offices, business and professional offices.

The CCG-1 zoning district is a primary zoning district in the CGC land use category. The proposed rezoning from CO to CCG-1 is consistent with the CGC land use category in the Rural Development Area.

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.

**Future Land Use Element**

**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.

*The proposed rezoning will facilitate commercial development within an existing commercial corridor and is appropriate for commercial infill and is therefore compatible with the above policy.*

**Goal 3** To achieve a well-balanced and organized combination of residential, nonresidential, 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 proposed rezoning will enhance the viability of an existing commercial area without negatively affecting the fabric and character of the City's neighborhoods and is therefore compatible with the above goal.*

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 to CCG-1 to allow for a variety of commercial uses.

**SURROUNDING LAND USE AND ZONING**

The subject site is located near the intersection of Normandy Boulevard, a principal arterial roadway, and Yellow Water Road, a collector roadway. The parcel is currently vacant and has a land use category of CGC. This intersection is an existing commercial node, with commercial retail including a gas station and Dollar General located adjacent to the subject site. A recent PUD was approved to the west of the subject site to permit warehousing along with personal property storage including RVs and boat storage. It is the opinion of the Planning Department that the requested rezoning to CCG-1 will be consistent and compatible with the surrounding uses.

The adjacent land use categories and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	AGR	AGR	Single-family dwellings
South	CGC	CCG-1 / PUD 2004-0915-E	Commercial retail, vacant
East	AGR	AGR	Single-family dwellings
West	CGC	CCG-1/ CN/ PUD 2023-0784-E	Gas station, proposed warehouse and RV/boat storage

### **SUPPLEMENTARY INFORMATION**

The applicant provided photos on October 22<sup>nd</sup> 2025, that the required Notice of Public Hearing signs **were** posted.



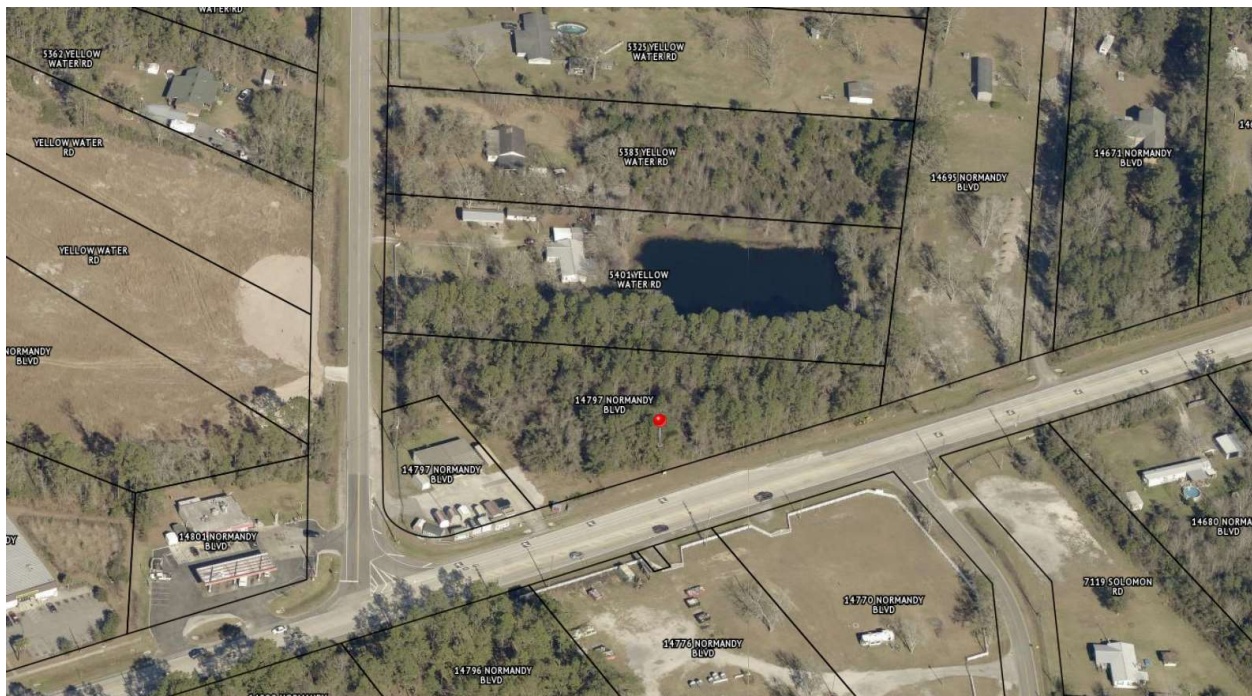
### **RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0803** be **APPROVED**.





Aerial view of the subject property, facing north.



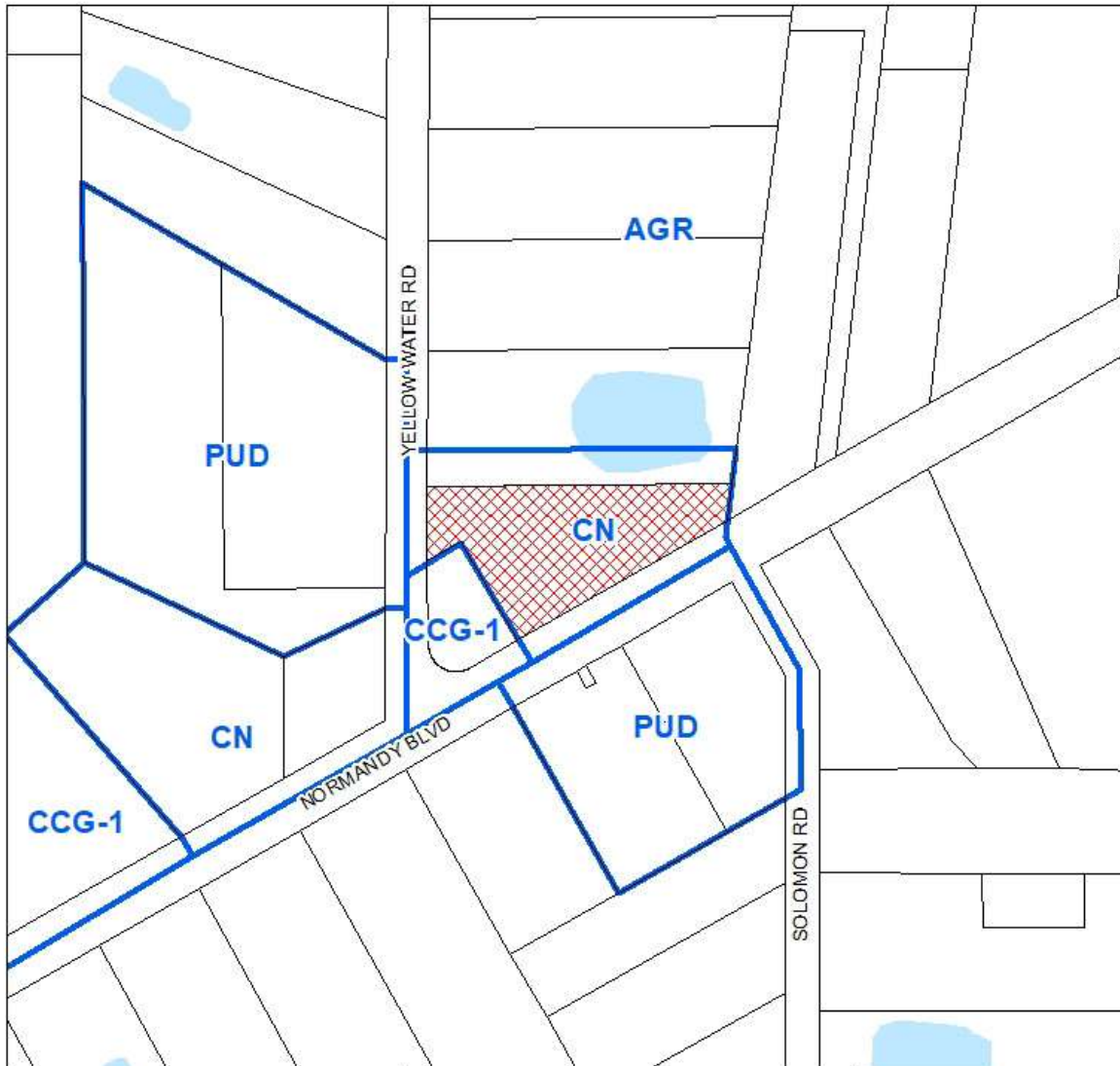
Aerial view of the subject property, facing north.

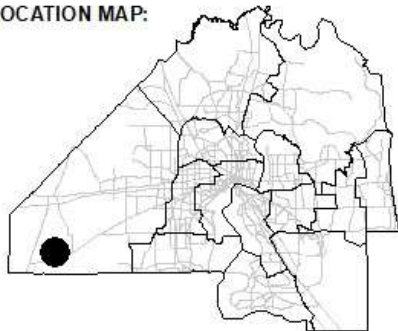





**View of the subject property from Normandy Boulevard.**





<p>REQUEST SOUGHT:</p> <p><b>FROM: CN</b></p> <p><b>TO: CCG-1</b></p>	<p>LOCATION MAP:</p> 	 <p>0 100 200 400 Feet</p> <p>COUNCIL DISTRICT: <b>12</b></p>
<p>ORDINANCE NUMBER <b>ORD-2025-0803</b></p>	<p>TRACKING NUMBER <b>T-2025-6532</b></p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>