

# City of Jacksonville, Florida

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*Donna Deegan, Mayor*

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

September 7, 2023

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.: 2023-414**

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**

Alex Moldovan, Chair	Aye
Ian Brown, Vice Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
David Hacker	Aye
Morgan Roberts	Aye

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

Sincerely,



Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

**AD-23-50**

**LOCATION:** 620 Chaffee Road South

**REAL ESTATE NUMBER:** 001848 0000

**DEVIATION SOUGHT:**

1. Increase maximum number of off-street parking spaces from 40 to 74.
2. Decrease minimum number of loading spaces from 1 required to zero loading spaces.
3. Increase the maximum width of the driveway access from Chaffee Road South from 36 feet required to 45 feet.
4. Reduce yards where property is adjacent to a residential district to 10 feet.
5. Reduce the uncomplimentary land use buffer to zero feet.

**PRESENT ZONING:** CCG-1 / RMD-MH

**CURRENT LAND USE:** CGC/MDR

**PLANNING DISTRICT:** 5

**COUNCIL DISTRICT:** 12

**SIGNS POSTED:** 3

**OWNER:**

First Coast Energy, L.L.P.  
7014 A.C. Skinner Parkway, Suite 290  
Jacksonville, FL 32256

**AGENT:**

Steve Diebenow, Esq.  
Driver, McAfee, Hawthorne and  
Diebenow, PLLC  
One Independent Drive, Suite 1200  
Jacksonville, FL 32202

**STANDARDS, CRITERIA AND FINDINGS**

<p><b>1. Is this situation unique or similar to other properties in the neighborhood?</b></p>	<p><b><u>Recommendation:</u></b>  Unique. The subject property is a 3.32 acre site currently developed as a Daily's Convenience Store and Shell Gas Station. The applicant is seeking the above listed deviations in order to expand the existing site and add a car wash facility. Given the unique layout of the site, existing site characteristics, and high demand for parking for the convenience store, filling stations, and car wash, Staff finds the proposed deviations to be appropriate for this site.</p> <p>There is a companion Conventional Rezoning (2023-0412) which seeks to rezone a portion of the site from RMD-MH to CCG-1. There is also a companion Zoning Exception (2023-</p>
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	<p>0413/E-23-50) which seeks to permit the outside sale and service of food, for the proposed Daily's Convenience Store patio space.</p> <p><b><u>Findings:</u></b></p>
<p><b>2. There are practical or economic difficulties in carrying out the strict letter of the regulation in that...</b></p>	<p><b><u>Recommendation:</u></b> Yes. There are practical difficulties in meeting the strict letter of the code, as Part 6 of the Zoning Code limits the maximum number of parking spaces to 6 spaces per 1,000 square feet of gross floor area for a commercial business, regardless of the proposed use. The Zoning Code does not account for the high automobile demand for the proposed mixed use development of a convenience store, filling stations, and car wash</p> <p>Two driveway entrances currently serve the site, both of which are greater than the 36 foot maximum. It is impractical to require the applicant is reduce the size of these as they are an existing site characteristic and allow for easier access along a high traffic portion of Chaffee Road.</p> <p><b><u>Findings:</u></b></p>
<p><b>3. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish a result that is in the public interest.</b></p>	<p><b><u>Recommendation:</u></b> Yes, the request is based primarily on developing the site to its best possible configuration and use and not upon reducing the cost of the site. The applicant will be demoing the existing structure to reconfigure the site to accommodate a convenience store, filling stations, and a car wash. The proposed deviations are being requested in order to develop the property within the confines of existing site configurations and proposed use requirements.</p> <p><b><u>Findings:</u></b></p>

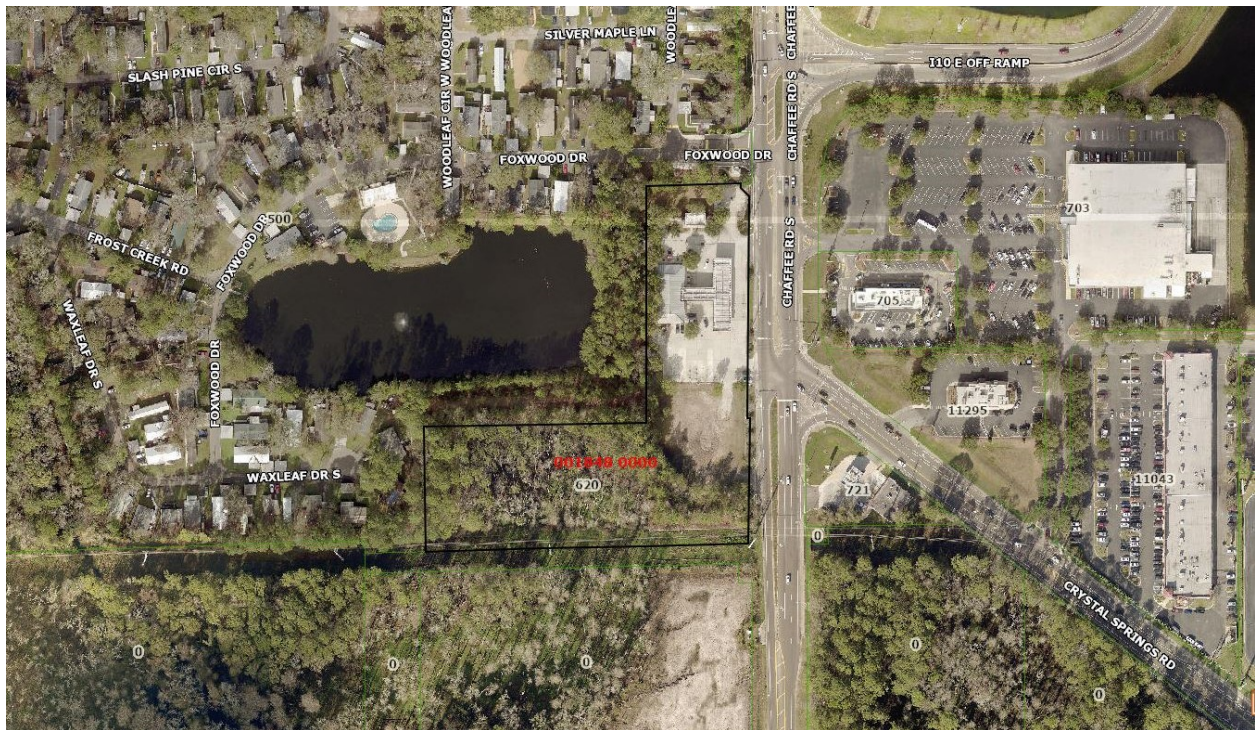
<p><b>4. The proposed deviation will not substantially diminish property values in, nor alter the essential character of the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation, in that...</b></p>	<p><b><u>Recommendation:</u></b> Yes. The proposed deviations will serve to better the existing use of a gas station on site and add a car wash, and will not alter the essential character of the area. If allowed the proposed deviations will improve traffic flow on and off the subject site.</p> <p><b><u>Findings:</u></b></p>
<p><b>5. The proposed deviation will not be detrimental to the public health, safety, or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law, in that...</b></p>	<p><b><u>Recommendation:</u></b> Yes, the proposed deviation is unlikely to have a detrimental effect on the public in that it will allow for a better configuration on site, while ensuring that no traffic overflows or congests Chaffee Road in a highly trafficked area.</p> <p><b><u>Findings:</u></b></p>
<p><b>6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.</b></p>	<p><b><u>Recommendation:</u></b> Yes, the proposed deviations are in harmony with the spirit and intent of the Zoning Code, which seeks to promote redevelopment of existing properties over new ones. Approval of the proposed deviations will allow for the redevelopment of an existing site without creating undue hardship for the applicants.</p> <p><b><u>Findings:</u></b></p>
<p><b>7. The City landscape architect (has/has not) recommended the proposed deviation.</b></p>	<p><b><u>Recommendation:</u></b> The City landscape architect has recommended approval of the proposed deviation.</p>
<p><b>8. The existing violation was not created by the applicant with an intent to violate the Zoning Code.</b></p>	<p>N/A</p>

**PLANNER RECOMMENDATION: APPROVE**

**DATE OF REPORT: September 7, 2023**



Upon visual inspection of the subject property on August 31, 2023, by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



Source: Planning & Development Department, 08/18/2023

**Aerial view of the subject property.**





*Source: Planning & Development Department, 08/31/2023*

**View of the existing gas station that will be demolished and replaced with a car wash facility.**



*Source: Planning & Development Department, 08/31/2023*

**View of the subject property where the new convenience store and fill stations will be located.**

