

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0722

OCTOBER 23rd, 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 **2025-0722**.

Location: 0 Normandy Boulevard
Between Herlong Road and Doloma Street

Real Estate Number(s): 009148 0000

Current Zoning District(s): Residential Medium Density-D (RMD-D)

Proposed Zoning District(s): Commercial/Community General-2 (CCG-2)

Current Land Use Category: Medium Density Residential (MDR)

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

Planning District: Southwest, District 4

Council District: District 12

Applicant/Agent: BJ Erzinger
Eagle Mountain Construction INC.
1355 Rigdon Road
Jacksonville, FL 32220

Owner: Jared Martin
Wayne Frier Home Center of MacClenny LLC
8981 State Road 228 South
MacClenny, FL 32063

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0722** seeks to rezone approximately 2.52± acres from Residential Medium Density – D (RMD-D) to Commercial/Community General – 2 (CCG-2). The

subject property is currently vacant and located approximately 1/4 miles east of the intersection of Normandy Boulevard, a FDOT Principal Arterial roadway, and Hammond Boulevard, a collector roadway. The applicant requests *approximately* 38,420 SF of commercial (ITE Code 822) which could produce 972 daily trips. The property has access to JEA water and sewer but may require additional infrastructure. The property seeks to be used as a mobile home dealership, as indicated by the JEA availability letter.

The site is the subject of the companion Small Scale Land Use Amendment **L-6065-25C (Ordinance 2025-0721)** that seeks to amend the land use category for 2.52± acres from Medium Density Residential (MDR) to Community/General Commercial (CGC). Currently, the property is vacant and surrounded by commercial development off Normandy Boulevard and residential properties to the north and vacant timberland to the south.

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 Department finds that the subject property is located in the Medium Density Residential (MDR) 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. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series **L-6065-25C (Ordinance 2025-0721)** that seeks to amend the site from the MDR land use category to Community/General Commercial (CGC). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series **L-6065-25-C** be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2045 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

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. CGC in the Urban Area is intended to provide

development in a nodal development pattern. 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 maximum gross density within the Suburban Area shall be 20 units/acre and there shall be no minimum density, except as provided elsewhere in the Comprehensive Plan.

CCG-2 is a primary zoning district in the CGC land use category and as such, 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. This proposed rezoning is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

FLUE 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.

FLUE Objective 1.1: Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE Policy 1.1.8: Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

FLUE 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.

FLUE Objective 3.2: Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

FLUE Policy 3.2.1:The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?*

No. The Planning Department finds that the proposed rezoning does not conflict with any portion of the City's land use regulations. The proposed rezoning will allow for a mobile home dealership on the Normandy Boulevard commercial corridor. The proposed rezoning will allow a continuance of commercial development along a commercial corridor.

If approved as recommended by the Planning Department, the Subject Property will be rezoned from RMD-D to CCG-2 and will be required to meet all development regulations of Chapter 656-Zoning Code, Chapter 654-Subdivisions Regulations, and Florida Building Code Regulations.

SURROUNDING LAND USE AND ZONING

The subject property is located off Normandy Boulevard, FDOT Principal Arterial roadway. There are commercial uses directly to the north, west, and east of the subject property. Residential zoning is directly south of the property but is not developed, while surrounded by residential property that are developed further south, off Normandy Boulevard. Directly across Normandy Boulevard there is more CCG-2 zoning and commercial use. The proposed rezoning to CCG-2 will be consistent and compatible with the surrounding commercial uses in the area. Surrounding uses, land use categories and zoning are as follows:

Adjacent Properties	Land Use Category	Zoning District	Current Use
North	CGC	CGC-2	Vehicle sales, Single-Family, Office
East	CGC	CCG-2	Service Garage, Office
South	MDR	RMD-D	Vacant, Multifamily
West	CGC	CCG-2	Mixed Use (store/office), Retail, Church

SUPPLEMENTARY INFORMATION

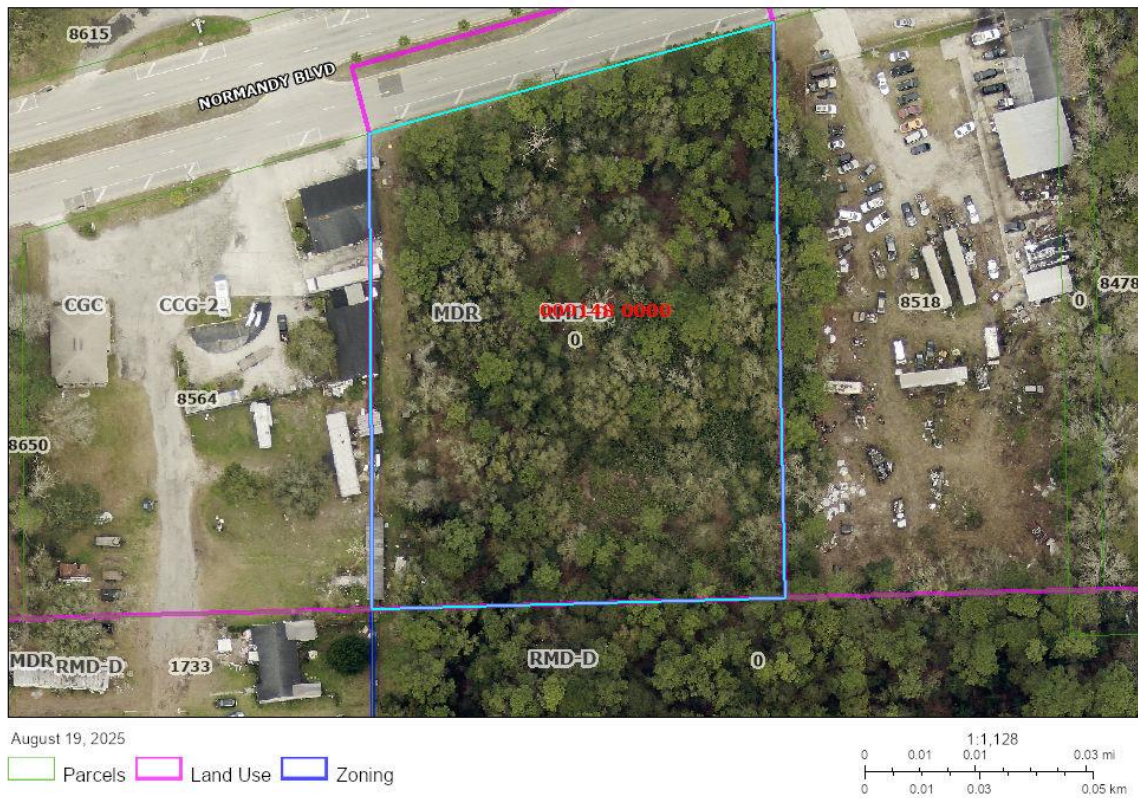
Upon visual inspection of the subject property on October 15th, 2025, the required Notice of Public Hearing sign was posted:



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0722** be **APPROVED**.

Land Development Review



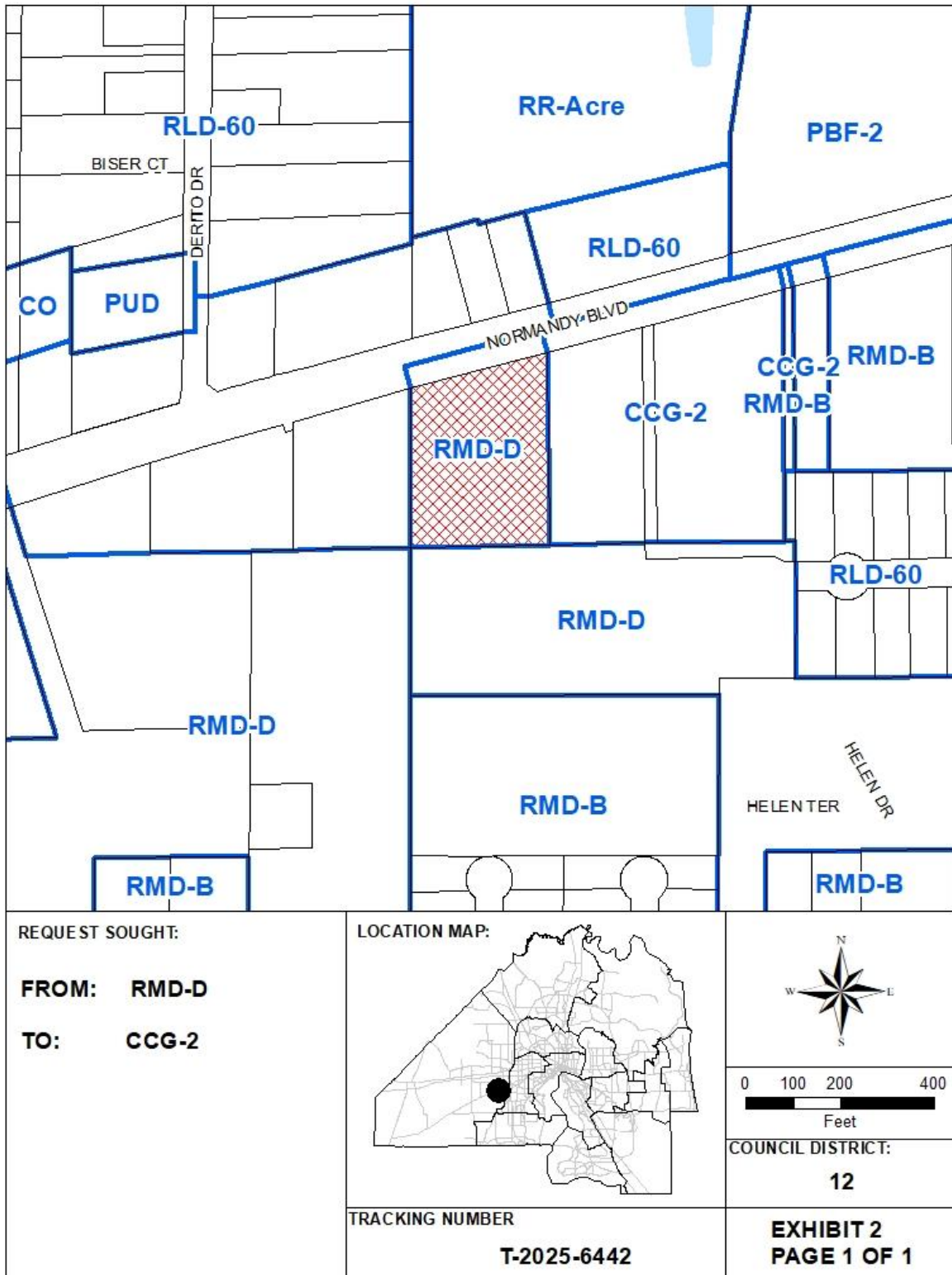
Aerial View of subject property
(Source: Jax GIS from January 2025)



Street View of subject property
(Source: Jax GIS April 2025)



Street view of neighboring property subject property 8518 Normandy Boulevard
(Source: Jax GIS from April 2025)



Legal Map