

# 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

July 21, 2022

The Honorable Terrance Freeman, 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.: 2022-440**

Dear Honorable Council President Freeman, 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**

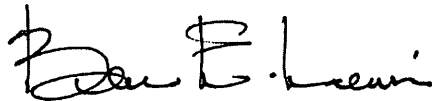
Planning Commission Recommendation: **Approve**

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

Planning Commission Vote:	6-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Absent
Jordan Elsbury	Aye
Joshua Garrison	Aye
Jason Porter	Aye

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

Sincerely,

A handwritten signature in black 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  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2022-0440**

**JULY 21, 2022**

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 2022-0440.

***Location:*** 13519 Main Street North, between Drury Lane and Eubanks Street East

***Real Estate Number:*** 106631 0000; 106629 0000; 107810 0000

***Current Zoning District:*** Commercial Community/General-2 (CCG-2)  
Commercial Office (CO)

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

***Current Land Use Category:*** Community / General Commercial (CGC)

***Applicant/Agent:*** Emily Pierce, Esq.  
Rogers Towers, P.A.  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, FL 32207

***Owners:*** Matt Brehmer  
Bold City Church Corporation  
13519 North Main Street  
Jacksonville, Florida 32218

***Staff Recommendation:*** APPROVE

**GENERAL INFORMATION**

Application for Rezoning Ordinance 2022-0440 seeks to rezone 4.79 acres of property from Commercial Community/General-2 (CCG-2) and Commercial Office (CO) to Commercial Community/General-1 (CCG-1). The rezoning is being sought to permit the expansion of Bold City Church. Due to the property's current configuration along with it abutting residentially zoned lots, the applicant would be required to provide a 25 foot building setback abutting the residential lots. By downzoning to CCG-1 the requirement would only be 10 feet.

## 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 2030 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 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

### *1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?*

Zoning application, Ordinance 2022-440, seeks to change the zoning district at the subject site from Commercial Office (CO) and Commercial Community / General – 2 (CCG-2) to Commercial Community / General - 1. The 4.79-acre subject site is located at 13543, 13529, and 13519 Main Street North (US-17 / SR-5), a major arterial road. The site is in Planning District 6 (North) and Council District 7. The site is in the Community/General Commercial (CGC) land use category within the Urban Development Area. There is also a small portion of the east side of the subject site that is in the Suburban Development Area.

CGC land use in the Urban Development Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential uses is preferred to provide support for commercial and other uses.

CGC land use in the Suburban Development Area is intended to provide development in a nodal development pattern.

Secondary uses in the CGC land use category in both the Urban and Suburban Development Areas include churches.

According to a JEA letter of availability, dated February 28, 2022, provides that potable water may be supplied by an existing 1 ½-inch water main if in good condition and not in conflict with proposed construction. Connection point 2 is an existing 16-inch water main within the Main Street North right-of-way.

Additionally, connection to central sewer may be provided by an existing 12-inch sewer force main within the Main Street North right-of-way.

The proposed rezoning from CO and CCG-2 to CCG-1 is consistent with the CCG land use category in both the Urban and Suburban Development Areas.

**2. *Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. The proposed rezoning furthers the following goals, objectives, and policies of the 2030 Comprehensive Plan:

**Objective 3.2** Continue to 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.

The proposed rezoning will allow for the development of a vacant piece of property to be built out with commercial uses which will help sustain the viability of the surrounding area, which has a mixture of commercial, residential, and industrial uses.

**Objective 3.1.3** Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

When the parcels are developed, an uncomplementary buffer consisting of a six foot tall, 85% visual screen and a tree every 25 feet will be required where adjacent to a residential use.

**Objective 3.2.2** The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

The currently vacant parcels will be utilized for future expansion of the church located at 13519 North Main Street, which has been developed as a church since 1994.

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

No. The proposed rezoning will not be in conflict with any portion of the City's land use regulations.

**SURROUNDING LAND USE AND ZONING**

The subject property is located along North Main Street which is comprised of a mix of industrial, commercial, and residential uses. The Surrounding Land Use and Zoning Categories are as followed:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	CGC/LDR	CCG-2/RLD-60	Warehouse, Office, Single Family
East	LDR	RLD-60	Single Family Dwellings
South	CGC	CCG-2/CO	Warehouse, Office Condominium
West	LI/LDR	IL/RLD-60	Service Garage, Single Family

### SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on July 13, 2022 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 2022-0440 be **APPROVED**.



Source: Planning & Development Department, 07/14/2022  
Aerial view of the subject property.



Source: Planning & Development Department, 07/13/2022  
View of the subject property.

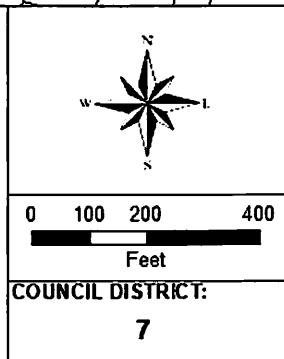
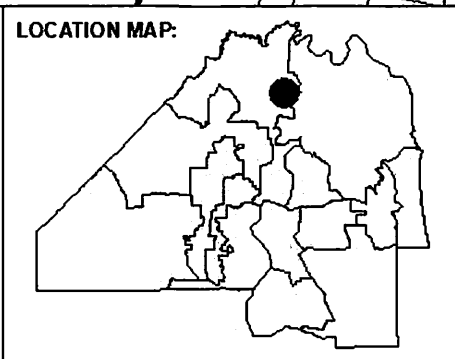


*Source: Planning & Development Department, 07/13/2022*  
**View of the subject property.**





**REQUEST SOUGHT:**  
  
**FROM:** CCG-2 & CO  
**TO:** CCG-1



**ORDINANCE NUMBER**  
ORD-2022-0440

**TRACKING NUMBER**  
T-2022-4169

**EXHIBIT 2**  
**PAGE 1 OF 1**

## Application For Rezoning To Conventional Zoning District

### Planning and Development Department Info

**Ordinance #** 2022-0440 **Staff Sign-Off/Date** KPC / 05/16/2022  
**Filing Date** 05/30/2022 **Number of Signs to Post** 3  
**Hearing Dates:**  
**1st City Council** 07/26/2022 **Planning Comission** 07/21/2022  
**Land Use & Zoning** 08/02/2022 **2nd City Council** N/A  
**Neighborhood Association** M & M DAIRY INC; THE EDEN GROUP INC.  
**Neighborhood Action Plan/Corridor Study** DUNN & MAIN NAP

### Application Info

**Tracking #** 4169 **Application Status** PENDING  
**Date Started** 03/18/2022 **Date Submitted** 03/18/2022

### General Information On Applicant

**Last Name** PIERCE **First Name** EMILY **Middle Name** G.  
**Company Name**  
 ROGERS TOWERS, P.A.  
**Mailing Address**  
 1301 RIVERPLACE BOULEVARD, SUITE 1500  
**City** JACKSONVILLE **State** FL **Zip Code** 32207  
**Phone** 9043983911 **Fax** 9043960663 **Email** EPIERCE@RTLAW.COM

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** BREHMER **First Name** MATT **Middle Name**  
**Company/Trust Name**  
 BOLD CITY CHURCH CORPORATION  
**Mailing Address**  
 13519 N. MAIN STREET  
**City** JACKSONVILLE **State** FL **Zip Code** 32218  
**Phone** **Fax** **Email** MATT@BOLDCITYCHURCH.COM

### Property Information

**Previous Zoning Application Filed For Site?**

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	106631 0000	7	6	CCG-2,CO	CCG-1
Map	106629 0000	7	6	CCG-2,CO	CCG-1
Map	107810 0000	7	6	CCG-2	CCG-1

Ensure that RE# is a 10 digit number with a space (##### #)

**Existing Land Use Category**

CGC

**Land Use Category Proposed?****If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre)** 4.79**Justification For Rezoning Application**

TO PERMIT FUTURE EXPANSION OF BOLD CITY CHURCH

**Location Of Property****General Location**

EAST SIDE OF MAIN STREET NORTH, NORTH OF DRURY LANE

House #	Street Name, Type and Direction	Zip Code
13519	MAIN ST N	32218

**Between Streets**

DRURY LANE and EUBANKS ST. E.

**Required Attachments For Formal, Complete application**

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

- Exhibit 1**  A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A**  Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.

**Supplemental Information**

Supplemental Information items are submitted separately and not part of the formal application

- One copy of the Deeds to indicate proof of property ownership.

**Public Hearings And Posting Of Signs**

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

**Application Certification**

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

**Filing Fee Information**

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof  
4.79 Acres @ \$10.00 /acre: \$50.00
- 3) Plus Notification Costs Per Addressee  
48 Notifications @ \$7.00 /each: \$336.00
- 4) Total Rezoning Application Cost: \$2,386.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

**Exhibit 1**  
**Legal Description**

A PART OF LOT 17, SECTION 7, OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SHOWN ON SHEET "A" COMMISSIONERS MAP ATTACHED TO FINAL DECREE AND RECORDED IN CHANCERY ORDER BOOK 115, PAGE 282, PUBLIC RECORDS, DUVAL COUNTY, FLORIDA; THE PART OF SAID LOT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN ON THE NORTH LINE OF SAID SECTION 7 AT A POINT WHERE IT INTERSECTS THE EASTERN LINE OF STATE ROAD NO. 3, WHICH IS ALSO KNOWN AS MAIN STREET ROAD; THENCE SOUTH 17°18' WEST 131.5 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 17°08' WEST ALONG THE EASTERN LINE OF SAID ROAD 239.14 FEET; THENCE 89°25' EAST, 500 FEET TO THE EASTERN LINE OF SAID LOT 17; THENCE NORTH 17°08' EAST, 239.14 FEET; THENCE SOUTH 89°25' WEST, 500 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 1:

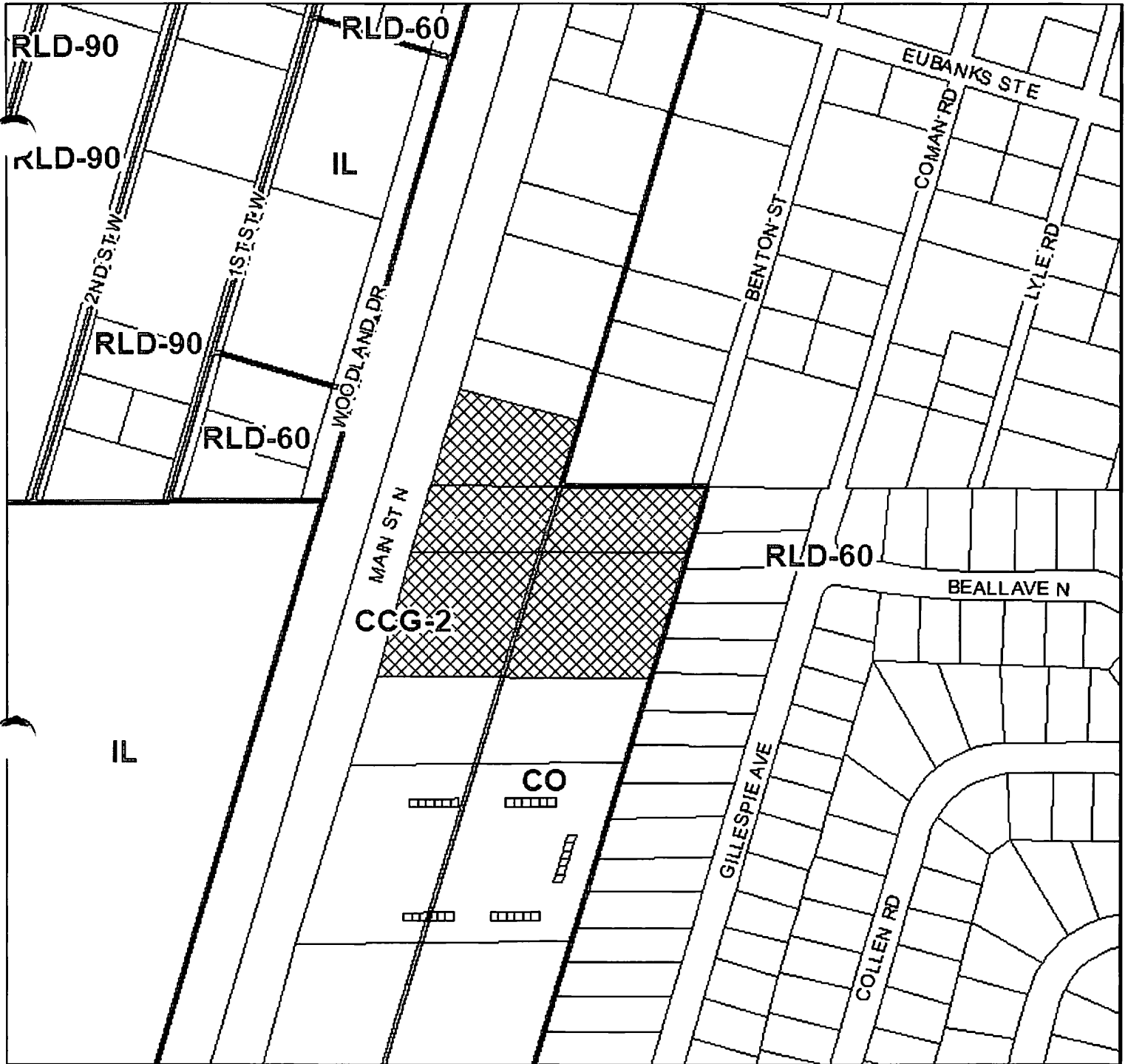
LOTS 9, 10 AND 11, BLOCK 24, DUVAL CITY, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 6, PAGE 9, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH THE WEST HALF OF THE ALLEY LYING EAST THEREOF AS CLOSED BY ORDINANCE 76-597-334.

PARCEL 2:

PART OF LOT 17, SECTION 7 OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, SHOWN ON SHEET "A" OF COMMISSIONER'S MAP ATTACHED TO FINAL DECREE IN SUIT OF ROBERT EMMETT BROWARD, ET AL., VERSUS ALBERT SIDNEY BROWARD, ET AL., CHANCERY BOOK 115, PAGE 282, CASE NO. 17095-E, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY SIDE OF MAIN STREET ROAD, STATE ROAD NO. 5 (FORMERLY STATE ROAD NO. 3), SAID POINT BEING 31.50 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 7, MEASURED ALONG THE EAST LINE OF MAIN STREET ROAD; THENCE SOUTH 17 DEGREES 08 MINUTES WEST ALONG THE EAST LINE OF MAIN STREET ROAD, 169.57 FEET TO THE NORTHWEST CORNER OF LOT 2; THENCE NORTH 89 DEGREES, 25 MINUTES EAST ALONG SAID NORTH LINE OF LOT 2, 500 FEET TO THE NORTHEASTERLY CORNER THEREOF, THENCE NORTH 17 DEGREES 08 MINUTES EAST AND PARALLEL TO MAIN STREET ROAD 166 FEET, MORE OR LESS, TO THE SOUTH LINE OF DUVAL CITY AS SHOWN BY PLAT RECORDED IN PLAT BOOK 6, PAGE 9; THENCE ALONG SAID SOUTH LINE OF DUVAL CITY PLAT, 500 FEET, MORE OR LESS, TO MAIN STREET ROAD AND THE POINT OF BEGINNING. BEING PRACTICALLY ALL OF LOT 1 OF PRIVATE PLAT OF LOTS 16 AND 17 OF SAID SECTION 7 OF BROWARD GRANT MADE BY ELLIS, CURTIS AND

KOOKER, CIVIL ENGINEER, FOR MRS. ALICE B. BALSDEN, DATED MARCH 15, 1932, EXCEPTING THEREFROM, PART DESCRIBED IN AGREEMENT DATED DECEMBER 31, 1941, BETWEEN M.C. MARTIN AND WIFE, ALVEMIAH LOUIS MARTIN, AND GEORGE CHATTERTON AND WIFE, MAE CHATTERTON, RECORDED IN FEBRUARY 5, 1941, IN DEED BOOK 890, PAGES 463-469.

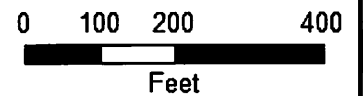
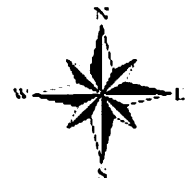
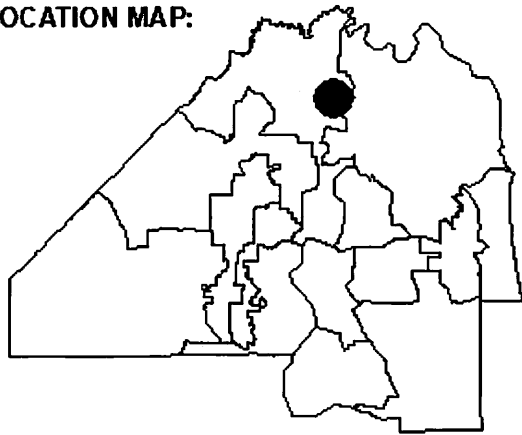


**REQUEST SOUGHT:**

**FROM: CCG-2 & CO**

**TO: CCG-1**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**7**

**TRACKING NUMBER**

**T-2022-4169**

**EXHIBIT 2  
PAGE 1 OF 1**



## Availability Letter

Edward Goodson

2/28/2022

Goodson Bergen & Associates Consulting Engineers, Inc.

10175 Fortune Parkway Suite 403

Jacksonville, Florida 32256

Project Name: Bold City Church

Availability #: 2022-0787

Attn: Edward Goodson

Thank you for your inquiry regarding the availability of Reclaim, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

### **Point of Connection:**

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

### **Main Extensions and/or Offsite Improvements:**

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

[https://www.jea.com/engineering\\_and\\_construction/water\\_and\\_wastewater\\_development/reference\\_materials/](https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/)

### **Reservation of Capacity:**

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at



Sincerely,



Sigrid Duncan  
duncsg2@jea.com  
(904) 544-0371

Availability Number: 2022-0787

Request Received On: 2/18/2022

Availability Response: 2/28/2022

Prepared by: Sigrid Duncan

Expiration Date: 02/28/2024

### Project Information

Name: Bold City Church

Address:

County: Duval County

Type: Reclaim,Sewer,Water

Requested Flow: 204

Parcel Number: 106631 0000

Location:

Description: A new 475 seat sanctuary church facility

### Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 1-1/2-inch water service can be used if in good condition and not in conflict with proposed construction.

Connection Point #2: Existing 16-inch water main within Main St. N ROW.

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

### Sewer Connection

Sewer Grid: District 2/Cedar Bay

Connection Point #1: Existing 12-inch sewer force main within Main St. N ROW.

Connection Point #2:

Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through the JEA Sages program by entering your availability number and accessing the project portal. If needed, a

Sewer Special Conditions: development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program by entering your availability number and accessing the project portal. Development Meeting, Force Main Connection Pressure Letter and Plan Submittal requests can be made within Step 2 of the project portal.

## Reclaimed Water Connection

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions:

Subsequent steps you need  
to take to get service:

**Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Submit your plans for water/waste water review by Step 2 in Sages. Submit your request for a Force Main Connection Pressure letter by accessing Step 2 in Sages. After your plans are approved, you can submit your permit applications by access Step 3 in Sages, select Permit Determination. After your plans, permits and shop drawings have been approved, as applicable, you can request a Pre-Construction Meeting by accessing Step 4 in Sages. Project As-Builts can be submitted by accessing Step 4 in Sages. After your as-builts are approved you can submit your Permit COC applications by accessing Step 4 in Sages. After your permits are cleared, you can submit your project Acceptance Package by accessing Step 5 in Sages. After your project has been accepted you can submit your Commercial New Service Application by accessing Step 2 in Sages.**