

# 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

July 20, 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.: 2023-364**

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
Jordan Elsbury	Aye
David Hacker	Aye
Morgan Roberts	Absent

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

Sincerely,

A handwritten signature in blue 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  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2023-0364**

**JULY 20, 2023**

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 **2023-0364**.

<b><i>Location:</i></b>	2270 Blanding Boulevard, between Sunderland Road and Birkenhead Road
<b><i>Real Estate Number:</i></b>	095009 0000
<b><i>Current Zoning District:</i></b>	Commercial, Residential and Office (CRO)
<b><i>Proposed Zoning District:</i></b>	Commercial Community/General-1 (CCG-1)
<b><i>Current Land Use Category:</i></b>	Residential-Professional-Institutional (RPI)
<b><i>Proposed Land Use Category:</i></b>	Community/General Commercial (CGC)
<b><i>Planning District:</i></b>	District 4 — Southwest
<b><i>Applicant/Owner:</i></b>	Ruben Escajeda Fans and Stoves Antique Mall 2825 Oak St Jacksonville, FL 32205
<b><i>Staff Recommendation:</i></b>	<b>APPROVE</b>

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2023-0364** seeks to rezone 1.09± acres of a subject property from Commercial, Residential and Office (CRO) to Commercial Community/General-1 (CCG-1). The request is being sought to develop the property as an antique mall. The property was previously the Lake Shore Presbyterian Church.

There is a companion Small Scale Land Use Amendment L-5817-23C (**Ordinance 2023-0363**) that seeks to amend the land use on the property from Residential-Professional-Institutional (RPI) to Community/General Commercial (CGC).

## 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. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds that with the approval of companion Small Scale Land Use Amendment L-5817-23C (**Ordinance 2023-0363**), the subject property will be located in the Community/General Commercial (CGC) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2045 Comprehensive Plan.

Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. 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. CGC also allows for multi-family residential at densities up to 40 units per acre in the Urban Area.

Single-use multi-family development is permitted when 50 percent or more of the contiguous CGC category land area within up to one quarter of a mile radius is developed for non-residential uses. Multi-family developments that do not comply with the single-use provisions shall provide a mix of uses within the development site and multi-family uses shall not exceed 80 percent of a development. The proposed antique mall for retail is permitted in the CGC land use category.

### **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. According to the Future Land Use Element (FLUE), Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas

of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns.

**To ensure compliance with the provisions of the Comprehensive Plan, the proposed zoning application will be reviewed in relation to the following goals, objectives, polices or text of the 2045 Comprehensive Plan:**

**Future Land Use Element:**

**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.

The proposed rezoning at the subject site would promote the balance of residential and commercial uses within the immediate area given the subject property's primary access and location along Blanding Boulevard and promotes the redevelopment of a currently vacant commercial lot.

**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.

The proposed rezoning to CCG-1 would sustain an existing but underutilized commercial parcel along Blanding Boulevard and provide commercial services to the surrounding neighborhood.

**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 and Development Department, the subject property will be rezoned from CRO to CCG-1 in order to permit for the redevelopment of the subject property into an antique mall.

**SURROUNDING LAND USE AND ZONING**

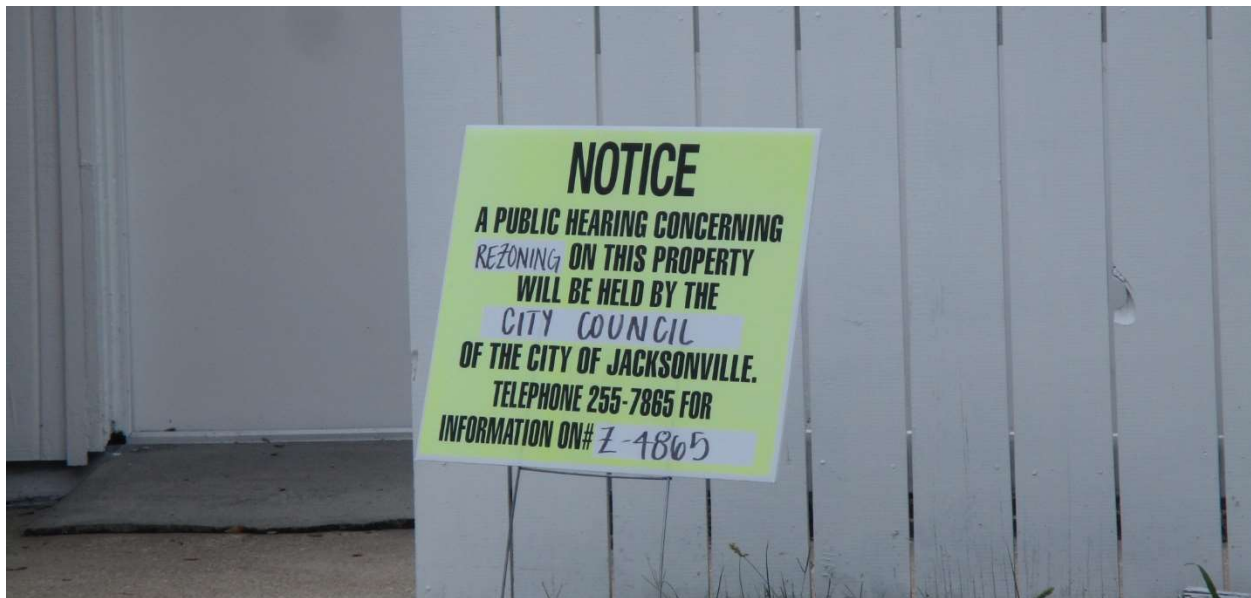
The subject property is located north of Blanding Boulevard, between Sunderland Road and Birkenhead Road. The subject property is surrounded primarily by single-family dwellings, churches, and commercial offices. Nonetheless, adjacent land uses and zoning districts are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	RPI	CRO/RLD-60	Church, Single-Family Dwellings
East	RPI	CRO	Office, Retail, Single-Family Dwellings
South	CGC	CCG-1/CRO	Office, Retail
West	CGC/RPI	CRO	Single-Family Dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to CCG-1 will be consistent and compatible with the surrounding uses.

### **SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on **July 12, 2023** 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 **2023-0364** be **APPROVED**.

**Figure A:**



*Source: Planning & Development Department, 07/12/2023*  
**Aerial view of the subject site and parcel, facing north.**

**Figure B:**



*Source: Planning & Development Department, 07/12/2023*  
**View of the subject property from Blanding Boulevard.**

**Figure C:**



*Source: Planning & Development Department, 07/12/2023*

**View of the subject property from Sunderland Road.**

**Figure D:**



*Source: Planning & Development Department, 07/12/2023*

**View of the subject property from Sunderland Road.**



**Figure E:**



*Source: Planning & Development Department, 07/12/2023*  
**View of the neighboring property, located north of the subject property.**

**Figure F:**



*Source: Planning & Development Department, 07/12/2023*

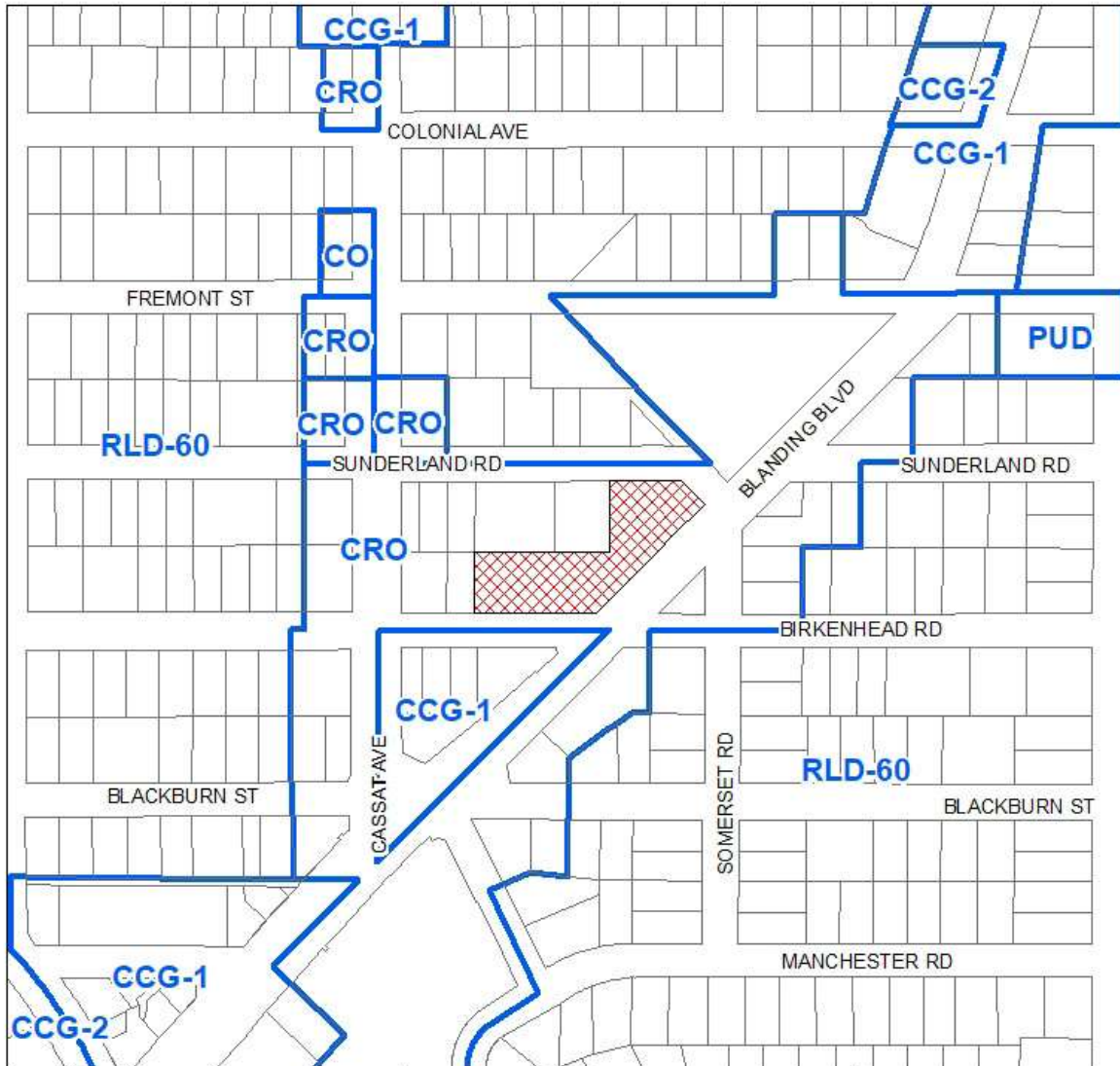
**View of the neighboring property, located east of the subject property.**

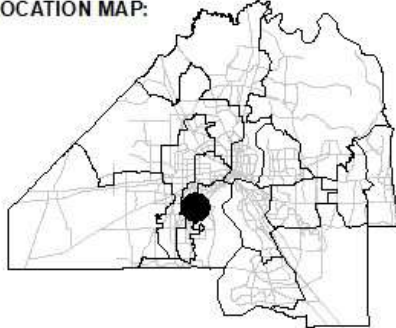
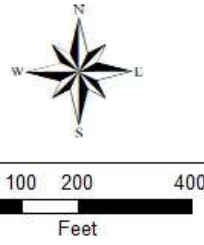
**Figure G:**



*Source: Planning & Development Department, 07/12/2023*

**View of the neighboring property, located north of the subject property.**



<p>REQUEST SOUGHT:</p> <p><b>FROM: CRO</b></p> <p><b>TO: CCG-1</b></p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p><b>14</b></p>
<p>ORDINANCE NUMBER</p> <p><b>ORD-2023-0364</b></p>	<p>TRACKING NUMBER</p> <p><b>T-2023-4865</b></p>	<p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>