

# City of Jacksonville, Florida

---

*Donna Deegan, Mayor*

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

August 3, 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.: 2023-368**

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	Absent
Marshall Adkison	Aye
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

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING 2023-0368**

**AUGUST 3, 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 **2023-0368**.

***Location:*** 0 Merrill Road;  
Between Woolery Drive and I-295 Beltway

***Real Estate Numbers:*** 120458 0000

***Current Zoning:*** Commercial Office (CO)

***Proposed Zoning:*** Commercial Residential Office (CRO)

***Current Land Use Category:*** Residential Professional Institutional (RPI)

***Planning District:*** District 2, Arlington

***Applicant:*** Marshall Phillips  
Rogers Towers, P.A.  
1301 Riverplace Boulevard  
Jacksonville, FL 32207

***Owner:*** SGRR LLC  
1016 Ponte Vedra Boulevard  
Ponte Vedra Beach, FL 32082

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning **2023-0368** seeks to rezone approximately 4.00 acres of property from Commercial Office (CO) to Commercial Residential Office (CRO). The property is undeveloped.

The applicant is requesting to rezone the subject property to CRO to permit medical offices or clinics on the property. The subject property is located within the Renew Arlington CRA.

As previously stated, the property is within the Renew Arlington CRA, which means the standards of (re)development are held to the Renew Arlington Overlay (Sec. 656.399.54-Subpart S). The Renew Arlington Advisory Committee met on July 19, 2023 and approved of the application unanimously.

## **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 subject site is located at 0 Merrill Road, state road 116, within the RPI land use category and Urban Development Area. RPI in the Urban Area is intended to provide compact medium density residential development. Development which includes medium density residential and professional office uses is preferred.

**2. *Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

Yes. This rezoning is supported by the following Objectives and Policies of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan:

**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 request is a rezoning proposal to CRO. All the surrounding properties with frontage on Merrill Road is a combination of residential, commercial, public facilities and buildings.*

**Objective 3.2.2**

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

*The rezoning from CO to CRO would allow for the additional use of medical offices and clinics.*

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

No. It is the opinion of the Planning and Development Department that the proposed rezoning will not be in conflict with any portion of the City's land use regulations. The proposed zoning district would be compatible with the adjoining properties to the north, east, and south which is general character of the surrounding area.

### SURROUNDING LAND USE AND ZONING

The subject property is located on Merrill Street, just west of Hartsfield Road. The surrounding uses, 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	NC, PBF	PUD, PBF-1	Shopping Center, Public School
East	NC, LDR	PUD 2008-231, PUD 2022-713	Convenience Store, Church
South	MDR	PUD 2003-778	Residential Condos
West	NC	CN	Vacant Commercial

### SUPPLEMENTARY INFORMATION

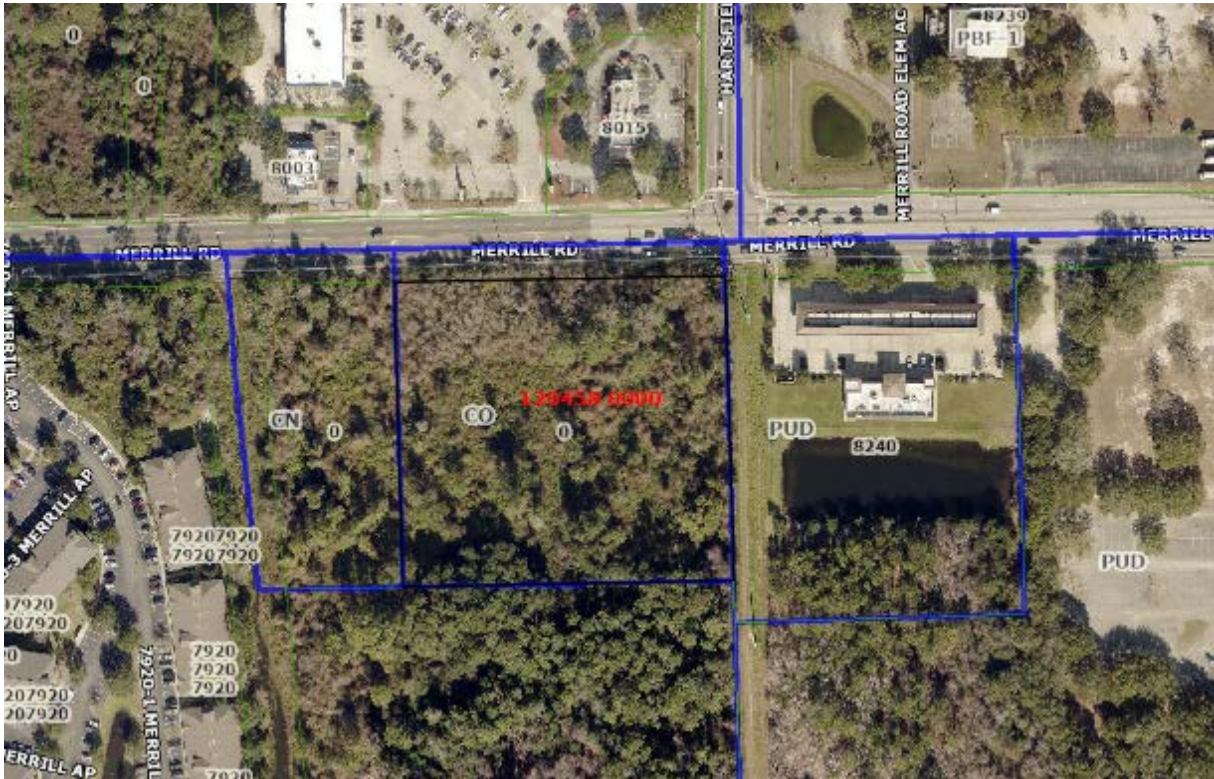
The applicant provided evidence of the required NOTICE sign posted on the property on July 5, 2023.



### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2023-0368** be **APPROVED**.

### Aerial Map



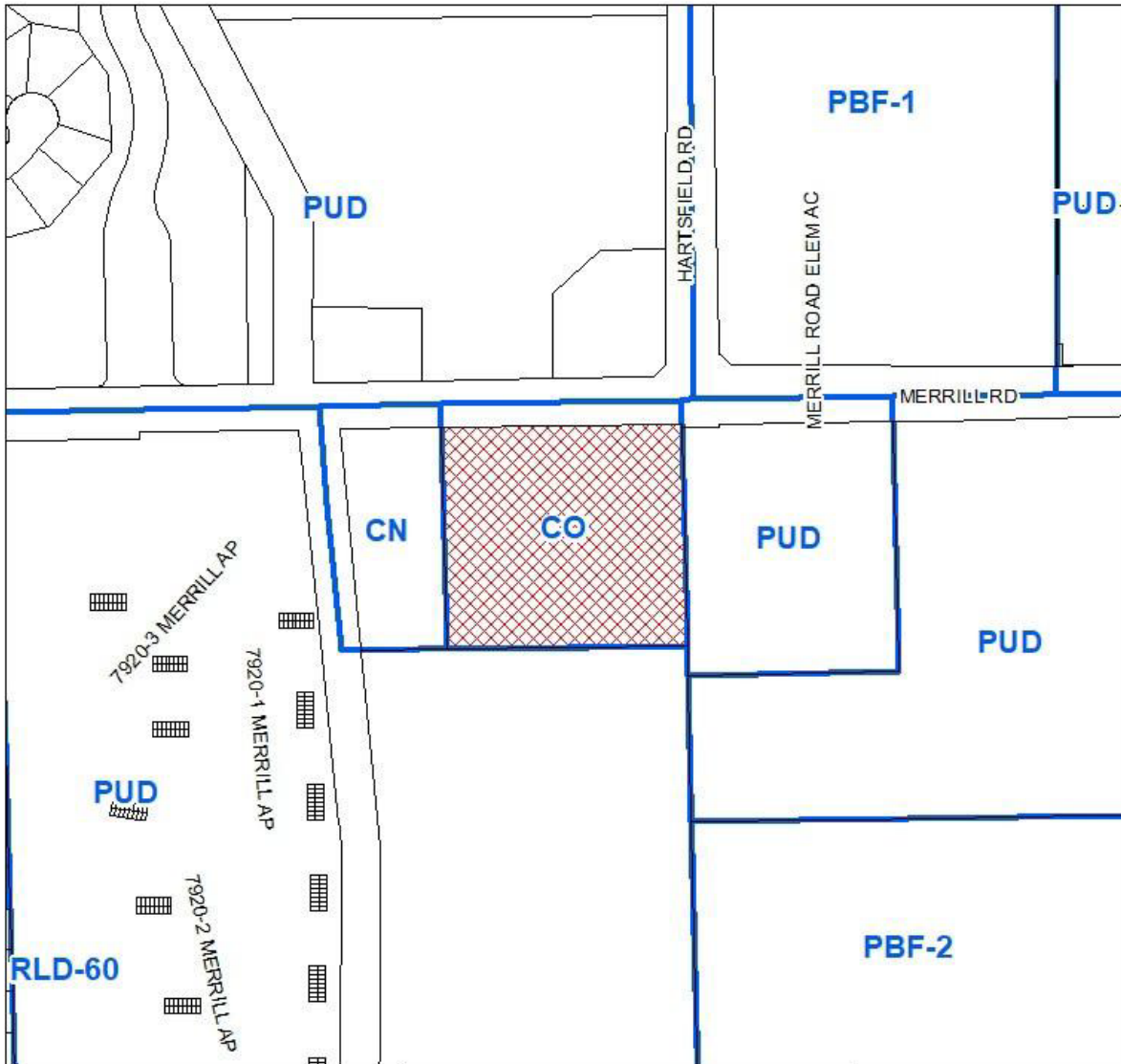
**Source:** Planning & Development Department      **Date:** July 7, 2023

### Subject Property facing west on Merrill Road



**Source:** Google      **Date:** July 7, 2023

**Legal Map**



<p>REQUEST SOUGHT:</p> <p><b>FROM: CO</b></p> <p><b>TO: CRO</b></p>	<p>LOCATION MAP:</p>	<p>0 100 200 400 Feet</p> <p>COUNCIL DISTRICT: <b>1</b></p>
<p>ORDINANCE NUMBER <b>ORD-2023-0368</b></p>	<p>TRACKING NUMBER <b>T-2023-4961</b></p>	<p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>

Source: Planning & Development Department

Date: July 7, 2023