



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning and Development Department  
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November 7, 2024

The Honorable Randy White  
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.: 2024-791**

Dear Honorable Council President White, 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: **7-0**

Charles Garrison, Chair	Aye
Tina Meskel, Vice Chair	Absent
Mark McGowan, Secretary	Aye
Lamonte Carter	Aye
Amy Fu	Aye
Julius Harden	Aye
Mon'e Holder	Aye

Ali Marar

Aye

Jack Meeks

Absent

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

**APPLICATION FOR REZONING ORDINANCE 2024-0791**

**NOVEMBER 7, 2024**

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 **Ord. 2024-0791**.

***Location:*** 7701 Blanding Boulevard

***Real Estate Numbers:*** 099020-0005

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

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

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

***Planning District:*** District 4

***Council District:*** District 14

***Applicant/Agent/Owner:*** Nisvet Gazibara  
Premier Cycles Inc DBA Premier Motorsports  
10244 Beach Boulevard  
Jacksonville, Florida 32246

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

**GENERAL INFORMATION**

Application for Rezoning **2024-0791** seeks to rezone approximately 1.23 acres of land from Commercial Office (CO) to Commercial Community General-2 (CCG-2) zoning district. The request to rezone this property from CO to CCG-2 is to expand their cycling business located on an adjacent property, 7721 Blanding Boulevard.

**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 site is in the CGC land use category and in the Urban Development Area.

CGC in the Urban 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 encouraged to provide support for commercial and other uses.

The CCG-2 zoning district is a primary zoning district within the CGC land use category. The proposed zoning change from CO to CCG-2 is consistent with 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 following 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.

**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.

*The subject site is accessed from Blanding Boulevard. According to the City's Functional Highway Classifications, Blanding Boulevard at this location is classified as a FDOT principal arterial roadway.*

**Archaeological Sensitivity**

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

### **Airport Environment Zone**

#### *Height Zone*

The site is located within the 300-foot Height and Hazard Zone for Naval Air Station Jacksonville (NAS JAX). Zoning will limit development to a maximum height of 300 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

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

No. The subject property meets the requirements for CGC land use category and CCG-2 Zoning District as required by Section 656.332 of the Zoning Code. If approved, the parcel will be required to install an uncomplimentary buffer along the east property line, pursuant to Sec. 656.1216 of the Zoning Code

### **SURROUNDING LAND USE AND ZONING**

The subject property is located on Blanding Boulevard. The proposed rezoning is to allow the applicant to expand his business, Premier Cycles Inc, that is currently located at 7721 Blanding Boulevard. The zoning districts surrounding the subject properties are CO and CCG-2 to the north, CO to the east, CCG-1 and CCG-2 to the west, and PUD (2001-0529) to the south. The surrounding areas and uses are primarily commercial uses. Therefore, the proposed rezoning to CCG-2 would also fit the character of the area. The surrounding uses, land use category and zoning are as follows:

<b>Adjacent Properties</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
North	CGC	CO	Vacant Commercial
East	CGC	CO	Single-Family Dwelling; JEA
South	CGC	PUD (2001-0529)	Honda Dealership
West	CGC	CCG-1/2	Used Vehicles; Service Garage

Property to the west, 7721 along Blanding Boulevard, is owned by the same owner as the subject property. The applicant is looking to expand business to two properties.



**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property by the Planning and Development Department on **October 23, 2024**, the required Notice of Public Hearing signs **was** posted.





**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2024-0791** be **APPROVED**.



**Aerial view of subject property**



**View of subject property**





**View of subject property**



**View of adjacent property**

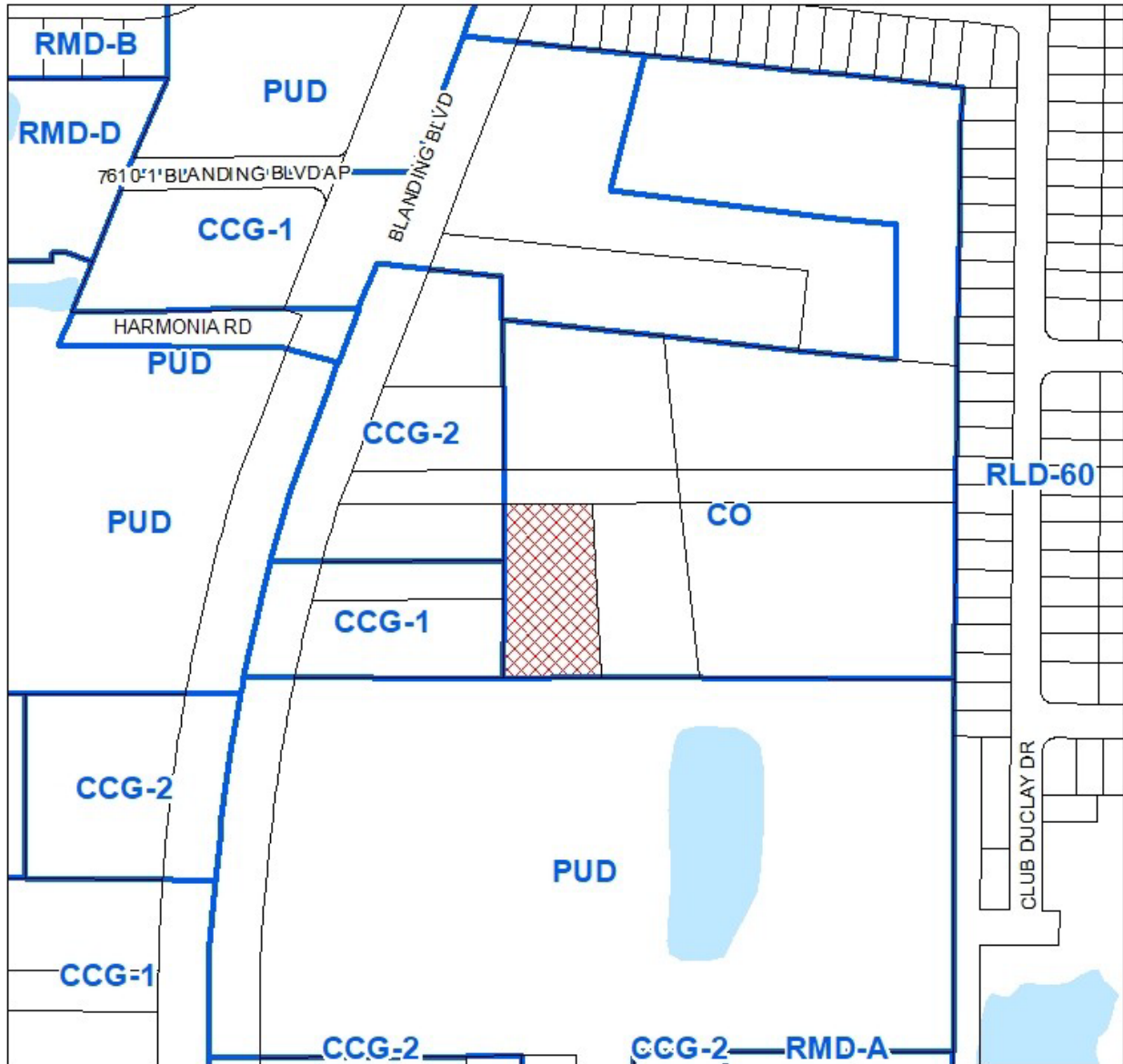


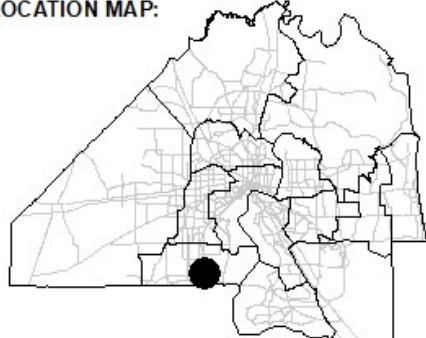
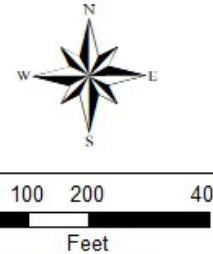
**View of adjacent property**





**View of property opposite of subject site**



<p>REQUEST SOUGHT:</p> <p><b>FROM: CO</b></p> <p><b>TO: CCG-2</b></p>	<p>LOCATION MAP:</p> 	
	<p>TRACKING NUMBER</p> <p><b>T-2024-5742</b></p>	<p>COUNCIL DISTRICT:</p> <p><b>14</b></p> <p><b>EXHIBIT 2</b></p> <p><b>PAGE 1 OF 1</b></p>

Legal map